Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045877 **DEEDWARR**
09/05/2023 11 11 46 AM 2 pgs
Fees $13 00 Taxes $3,700 00

20230905-0069294

G-KW-23-3500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA L. HURT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-19-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBER (S)
Kwame Asare and Serwaa Asare	NEW OWNER	
(NAME)	(NAME)	**104-05-0-102.00**
3500 Murphy Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES V SMITH AND WIFE, EDNA S. SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KWAME ASARE AND SERWAA ASARE,** Husband and WIFE, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

BEING the easterly 40 feet of Lot No. 13 and all of Lot No. 14 on the map of Hardison and Young's Lots in West End Park as of record in Book 421, page 190, Register's Office for said County.

SAID part of Lot No 13 fronts 40 feet on the northerly side of a 50-foot strip of ground lying between said lots and the Murphy Road and runs back between parallel lines 150 feet to an alley.

SAID Lot No. 14 fronts 61 feet on the northerly side of a 50-foot strip of ground lying between said lots and the Murphy Road and runs back 150 feet on the west line and 150.3 feet on the east line with westerly margin of Richland Avenue to an alley and shows 51 feet thereon.

Being the same property conveyed to Charles V. Smith and wife, Edna S. Smith by Warranty deed from Diane R. Calahan and husband, E Ron Calahan, also known as Edward R. Calahan of record in Book 10640, page 925, Register's Office for Davidson County, Tennessee, dated October 06, 1997 and recorded on October 09, 1997.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 47 and Plat Book 421, Page 190, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3500 Murphy Rd, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2023.

Charles V. Smith

Edna S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES V. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDNA S. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of September, 2023

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
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Nashville, TN 37212