Karen Johnson Davidson County
Batch# 1046398 DEEDWARR
09/05/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230905-0069581

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3288

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2023

Notary Public

Commission Expires: 9/6/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan G. Webb 238 Wilowen Drive Nashville, TN 37210	Arvest Bank 200 Parkwood Street Lowell, AR 72745	095-05-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kevin Aaron Smith, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan G. Webb, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Creekside Heights of record in Plat Book 2663, Page (s) 114 and 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Culbertson and wife, Shirley Culbertson by Warranty deed from Michael Randolph Smiley and wife, Georgette C. Smiley of record in Book 10044, Page 927, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 08, 1996. The said John Culbertson is deceased, having died on or about August 14, 2017, leaving Shirley Culbertson as surviving tenant by the entirety.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Shirley Culbertson. by Georgette A. Smiley, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20220909-0101053, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20220909-0101054 in the said Register's Office, dated September 06, 2022 and recorded on September 09, 2022.

Being the same property conveyed to Kevin Aaron Smith by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220909-0101193, Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 09, 2022. Subject property having never been the primary residence of herein grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 238 Wilowen Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 31st day of August, 2023.

Kevin Aaron Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2023, before me personally appeared Kevin Aaron Smith and Judyll Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2023.

Notary Signature
My commission expires:

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/2023.

Affiant Signature – Joshua A. Terry

9/1/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/1/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27