Karen Johnson Davidson County
Batch# 1050175 DEEDWARR
09/14/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230914-0072298

Name and Address of New Owner:
Brent Hubbard
4309 Luke Court
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
American Pacific Mortgage Corporation and/or
Warehouse Lenders
3000 Lava Ridge Court ste 200
Roseville, CA 95661

Map & Parcel(s):
174 11 0B 051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerimy Lee Smith and Amanda Beth Smith, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Brent Hubbard, an unmarried man**, hereinafter called the GRANTEE, his heirs, successors 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. 51 on the plan of The Grove at Cane Ridge Phase Three (A Cluster Lot Subdivision) (Formerly known as Waterford Estates), as shown by plat record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jerimy Lee Smith and Amanda Beth Smith, husband and wife, by Warranty Deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, of record in Instrument No. 20140922-0086877, in the Register's Office of Davidson County, Tennessee, dated September 18, 2014 and recorded on September 22, 2014.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4309 Luke Court, Antioch, TN 37013

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, his heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 our hand this 8 day of September, 2023.

Jerimy Lee Smith

Amanda Beth Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8 day of September, 2023, before me personally appeared Jerimy Lee Smith and Amanda Beth Smith, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 8 day of September, 2023.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00.

Affiant Signature

Subscribed and sown to before me, this the 8 day of September, 2023.

Notary Public
My Commission Expires: 3/7/26

GISSEL ROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, John Parker, 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 9/8/23.

Date

Affiant Signature

9/14/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of September, 2023.

Jameka Braden
Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

