Karen Johnson Davidson County
Batch# 1051821 DEEDWARR
09/19/2023 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20230919-0073704

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of September, 2023.

NOTARY PUBLIC

My commission expires: 4-13-25

FRANKLIN STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cristina Worley and Ezra Worley (NAME)	InterLinc Mortgage Services, LLC (NAME)	149-02-0A-091.00 CO
516 Piccadilly Row (ADDRESS)	5875 N. Sam Houston Pkwy West, Suite 300 (ADDRESS)	
Antioch, TN 37013	Houston, TX 77086	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffrey Smith, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cristina Worley and Ezra Worley, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Piccadilly Square, Phase 1 of record in Plat Book 5200, Page (s) 720 through 722, inclusive, 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 JEFFREY SMITH, A SINGLE MAN, by deed from RYAN RAIKES, UNMARRIED, AND JULIE A. RAIKES, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record as Instrument No. 20211020-0140924, dated October 18, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 516 Piccadilly Row, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of September, 2023.

Jeffrey Smith

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 14th day of September, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 September 14, 2023.

Signature
September 14, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 14, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025