Karen Johnson Davidson County
Batch# 1052959 DEEDWARR
09/22/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230922-0074610

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

B. Hunter
Affiant

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 21st day of September, 2023.

Notary Public:
My Commission Expires: 7/2/24

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
George W. Smiley 1125 Hitt Lane Goodlettsville, TN 37020	New Owner	051-08-0-170.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tommy Allen Faught, an unmarried man and Kimberly Nicole Davis, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George W. Smiley, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the preliminary Plat showing the Core Subdivision, described as follows:

BEGINNING at a point in the South Margin of Due West Avenue and the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 162 feet to the north line of Lots No. 23; thence with the north line of the same, easterly 57 feet to the corner of lots nos. 4 and 5; thence with the line between said lots, northerly 160 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 80 feet to the beginning.

BEING the same property conveyed to William J.B. Ramsey and wife, Louise Ramsey by Warranty Deed from Paul B. Bass and wife, Doris M. Bass, dated 2/18/1954 and recorded 3/1/1954 in Book 2249, Page 303, Register's Office for Davidson County, Tennessee.The said William J.B. Ramsey having since reportedly predeceased Louise Ramsey, and the said Louise Ramsey having since died. By her Last Will and Testament filed in Will Book 151, Page 787, in the Probate Court for Davidson County, Tennessee, she devised subject property to Terry Douglas Faught, Tommy Allen Faught, and Timothy Wayne Faught, a 1/3 undivided interest each.

BEING the same property further conveyed to Marie H. Faught by Quitclaim Deed from Terry Douglas Faught, Tommy Allen Faught and Timothy Wayne Faught, through Gay Lisa Levine, Trustee, dated 10/24/1985 and recorded 11/8/1985 in Book 6706, Page 391, Register's Office for Davidson County, Tennessee.

BEING the same property further conveyed to Terry Douglas Faught, Tommy Allen Faught and Timothy Wayne Faught, each a one-third (1/3) undivided interest, by Quitclaim Deed from Marie H. Faught, through David J. Levine, Trustee, dated 11/22/1985 and recorded 11/22/1985 in Book 6715, Page 858, Register's Office for Davidson County, Tennessee.

BEING the same property further conveyed to Marie Faught, Tommy Allen Faught and Terry Douglas Faught by Quitclaim Deed from Terry Douglas Faught, unmarried, Tommy Allen Faught, unmarried and Timothy Wayne Faught, unmarried, dated 11/17/1989 and recorded 11/22/1989 in Book 7989, Page 952, Register's Office for Davidson County, Tennessee. The said Marie Faught having since died intestate on 3/6/2002, leaving Terry Douglas Faught, Tommy Allen Faught and Timothy Wayne Faught as her sole heirs. See also Affidavits of Heirship filed of record in Instrument No. 20030113-0005053 and Instrument No. 20030113-0005054, said Register's Office.

BEING the same property further conveyed to Tommy Allen Faught, unmarried, by Quitclaim Deed from Terry Douglas Faught, unmarried, Tommy Allen Faught, unmarried and Timothy Wayne Faught, married, dated 10/28/2002 and recorded 10/31/2002 in Instrument No. 20021031-0133733, Register's Office for Davidson County, Tennessee.

BEING the same property further conveyed to Tommy Allen Faught and Kimberly Nicole Davis, as tenants in common with the right of survivorship, by Quitclaim Deed from Tommy Allen Faught, dated 3/6/2017 and recorded 3/8/2017 in Instrument No. 20170308-0022729, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 212 E. Due West Avenue, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) 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(s), his/her/their 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 my/our hand(s) this the 21st day of September, 2023.

Tommy Allen Faught

Tommy Allen Faught

Kimberly Nicole Davis

Kimberly Nicole Davis

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Tommy Allen Faught, the bargainor(s), 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 21st day of September, 2023.

Commission Expires: 09/27/26

B. Huntsman

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kimberly Nicole Davis, the bargainor(s), 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 20th day of September, 2023.

Commission Expires: 09/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

B. Huntsman

Notary Public: Brenda Huntsman

Certificate of Authenticity

I, **Brenda Huntsman**, 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 9/21/23.

Date

Brenda Huntsman

Affiant Signature

9/22/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of September, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY