WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056315 DEEDWARR
10/02/2023 04:01:30 PM 6 pgs
Fees: $33.00 Taxes: $2,708.40
20231002-0077428

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathan J. Smith	Morgan Stanley Private Bank, NA	Parcel ID: 073 12 0 103.00 and
(NAME) 2956 McGavock Pike	(NAME) 4270 Ivy Pointe Blvd, 4th Floor	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cincinnati, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Teresa J. Smith and William D. Smith, II and Bonnie J. Prince f/k/a Bonnie J. Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan J. Smith, an unmarried man**, 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: 12, 13 Tract: Plan of Sunset View according to a survey made by J .W. Carrigan, Oct. 26, 1945, 3rd Civil District of Davidson County Parcel: 3D 43144. Plat Book #3673, page 379, and restrictive covenants of record in Book 1468, page 405, and Register's office for Davidson County, Tennessee.

Beginning on the easterly margin of McGavock Pike at the corner of Lots Nos. 13 and 14; thence with said Pike, Southwardly 200 feet to the corner of Lots Nos. 11 and 12: thence with the line between said two lots, eastwardly 460 feet (erroneously left off of previous deeds) to the top of bluff and down said bluff to the low water mark of Cumberland River; thence with said low water mark, Northerly 200 feet more or less to the corner of Lots Nos. 13, and 14; thence with the line between said two lots, Westwardly to the top of bluff and continuing in the same direction 446.5 feet to the beginning.

Included in the above legal description and hereby excluded from the above legal description is the land

conveyed to the State of Tennessee by Instrument No. 20021210-0151842, described as follows:

Beginning at the point of Interesection of the existing north margin of S. R. 24 and the west boundary of Osborne Bros. Partnership, said point of Interesection being 35.00 feet left of S. R. 24 proposed centerline station 10+052.166; thence with said existing margin westerly 240 feet, more or less to a point, said point being 35.00 feet left of S.R. 24 proposed centerline station 9+979.014; thence with the east boundary of the Ruth McFarland property north 09 degrees 58 minutes 47 seconds east 98 feet, more or less to a point, said point being 131.23 feet left of S.R. 24 proposed centerline station 9+973.841; thence with the proposed north margin of said road south 70 degrees 01 minutes 26 seconds east 28.30 feet to a point, said point being 131.23 feet left of S. R. 24 proposed centrline station 9+982.466; thence with the proposed east margin of said road south 19 degrees 58 minutes 34 seconds west 83.15 feet to a point, said point being 48.08 feet left of S.R. 24 proposed centerline station 9+982.466; thence with the proposed north maring of said road (1) south 71 degrees 19 minutes 23 seconds east 125.79 feet (2) south 70 degrees 01 minutes 26 seconds east 101.99 feet to a point, said point being 50.93 feeet left of S. R. 24 proposed centerline station 10+051.886; thence with said west boundary south 16 degrees 42 minutes 29 seconds west 16 feet, more or less to the point of beginning, containing 5,364 square feet and being part of the same property conveyed by HCA Realty, Inc. to Michael Joelee Smith and Wayne Arthru Smith as Trustees for William Albert Smith as of record in Book 11643, Page 972, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William Albert Smith and wife, Mattie Pearl Smith by Warranty Deed from Milton A. Henderson and wife, Joyce C. Henderson dated November 26, 1968 and recorded on November 29, 1968 in Book 4290, Page 372, Register's Office for Davidson County, Tennessee. The said William Albert Smith having since died.

Further being part ofthe same property conveyed to Wayne Arthur Smith by Quitclaim Deed from Mattie Pearl Smith dated March 4, 2016 and recorded on March 7, 2016 in Instrument No. 20160307-0021407, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Wayne Arthur Smith, remainder estate by Quitclaim Deed from Mattie Pearl Smith, as to life estate dated March 4, 2016 and recorded on March 20, 2017 in 20170320-0027178, Register's Office for Davidson County, Tennessee.

Further being part ofthe same property conveyed to Mattie Pearl Smith by Quitclaim Deed from Wayne Arthur Smith dated April 26, 2018 and recorded on April 30, 2018 in Instrument No. 20180430-0040358, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Mattie Pearl Smith, as to life estate and William D. Smith and Bonnie J. Smith by Quitclaim Deed from Mattie Pearl Smith dated December 15, 2021 and recorded on December 20, 2021 in Instrument No. 20211220-0167726, Register's Office for Davidson County, Tennessee. Mattie Pearl Smith died on July 4, 2022 in Davidson County, Tennessee and William D. Smith died on December 10, 2022. Bonnie J. Smith and Bonnie J. Prince are one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2956 McGavock Pike, Nashville, TN 37214

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 do 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.

Witness our hands this 28th day of September, 2023

Teresa J. Smith

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Teresa J. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2023.

Notary Public

My Commission Expires: 09-30-2024

(SEAL)

AMEZE AGBORO
NOTARY PUBLIC
FULTON COUNTY, GA
Commission #00470293
Expires On : September 30, 2024

Witness our hands this 28th day of September, 2023

William D. Smith, II

STATE OF NORTH CAROLINA
COUNTY OF Moore

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William D. Smith, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2023.

Notary Public

My Commission Expires: 10/18/26

(SEAL)

TRICIA HERNANDEZ
NOTARY PUBLIC
Moore County
North Carolina
Commission # 1612508221
My Commission Expires 10/18/26

Witness our hands this 28th day of September, 2023

Bonnie J. Prince

Bonnie J. Prince

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Bonnie J. Prince**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2023.

Jennifer Gentry

Notary Public

My Commission Expires: 6/3/2024

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 28, 2023.

Date

Tonya Loftin
Affiant Signature

October 2, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of October, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)