Karen Johnson Davidson County
Batch# 1060058 DEEDWARR
10/12/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231012-0080085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

LB-EST-23-228

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Nathan Benbow and Chelsea Crawford	**New Owner**	
(NAME)	(NAME)	**173 01 00 07.00**
228 Cedarview Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY R. SMITH, MARRIED AND CHRISTOPHER L. SMITH, MARRIED AND ROBIN C. SHAVER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN BENBOW, UNMARRIED, AND CHELSEA CRAWFORD, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 348, Monte Carlo Estates, Section 1, as shown on plat of record in Plat Book 4675, Page 68, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 348 fronts 80.0 feet on the southerly side of Cedarview Drive and extends back 128.0 feet on the easterly line and 130.0 feet on the westerly line to a dead line in the rear, measuring 93.45 feet thereon.

Being the same property conveyed to Terry H. Smith et ux Juliana Smith by Warranty deed from Anthony J. Zimmerman et ux Mary Jane Zimmerman of record in Book 5143, page 730, Register's Office for Davidson County, Tennessee, dated April 29, 1977 and recorded on May 04, 1977.

Terry H. Smith having since died on February 04, 2018 leaving Juliana Smith as the surviving tenant by the entirety. Juliana Smith having since died intestate on January 14, 2023 leaving Jennifer Gates her sole heir at law, as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 202310120080082 and Instrument No. 202310120080083, Register's Office for Davidson County, Tennessee. The Estate of Juliana Smith filed for Probate in Docket No. 23P-930, Circuit Court of Davidson County, Tennessee

Jennifer Gates having since conveyed all rights, title and interests to Timothy R. Smith, Christopher L. Smith and Robin C. Shaver by Quitclaim deed of record in Instrument Number 20230607-0043266, Register's Office for Davidson County, Tennessee, dated April 24, 2023 and recorded on June 07, 2023.

Said property is not and has never been the primary marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4781, Page 858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Cedarview Drive, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF OCTOBER, 2023.

Timothy R. Smith

Christopher L. Smith

Robin C. Shaver by Timothy R. Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY R. SMITH AND CHRISTOPHER L. 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY R. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBIN C. SHAVER , and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 11th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/11/23.

Date

Affiant Signature

10/11/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of October, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025