Karen Johnson Davidson County
Batch# 1060774 DEEDWARR
10/16/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20231016-0080809

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-3735

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of October, 2023

Notary Public
Commission Expires: 9/15/23

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Smiley 913 Due West Avenue N Madison, TN 37115	New Owner	051-01-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Debbie F. Harville, a single woman, and Michael Lee Harville, a single man, each having one-half (1/2) interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Smiley, a married 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:

The following described property, to wit:

Being Lot No. 17 on the Map of Due West Valley Acres, a subdivision of the M.M. Cunniff Property in Davidson County, described according to a copy of a preliminary Plan of said Subdivision made by H.R. Swann, Jr., Surveyor, not of record, as follows:

Beginning at a point in the Northerly margin of Due West Avenue at the common corner of Lots Nos. 16 and 17; thence Northerly with the line between said lots, 605.12 feet to a point; thence Easterly 100 feet to a point, the corner of Lots Nos. 17 and 18; thence with the line between said two lots, Southerly 606.48 feet to the Northerly margin of Due West Avenue; thence with the margin of the same, Westerly 100 feet to the point of beginning.

Being the same property conveyed to Terry L. Harville and wife, Debbie F. Harville by Installment Deed from Dewey E. Moore and wife, Esther A. Moore of record in Book 5017, Page 811, Register's Office for Davidson County, Tennessee, dated March 25, 1976 and recorded on April 22, 1976.

Being the same property conveyed to Debbie F. Harville and Michael Lee Harville, a minor, each having a one-half (1/2) interest by Quitclaim Deed from Terry L. Harville and wife, Debbie F. Harville of record in Instrument No. 20040408-0039968 Register's Office for Davidson County, Tennessee, dated April 01, 2004 and recorded on April 08, 2004. The said Michael Lee Harville is now an adult, over the age of 21 years old.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 932 Due West Avenue N, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the ~~19~~ 11th day of October, 2023.

Debbie F. Harville

Michael Lee Harville

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
JB

On this 19th day of October, 2023, before me personally appeared Debbie F Harville and Michael Lee Harville, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~19~~ 11th day of October, 2023.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

10/12/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/12/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27