RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061108 DEEDWARR
10/17/2023 09.41 34 AM 2 pgs
Fees $13.00 Taxes $1,554 00

20231017-0081314

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 11th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KRISTEN HOLDEN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rachael McMeen and Christian Husband	New Owners	
(NAME) 629 Elaine Drive	(NAME)	132 16 0 096.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JERRY HORTON SMELSER, DEVISEE OF THE LAST WILL AND TESTAMENT OF PANSY JO SMELSER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHAEL MCMEEN AND CHRISTIAN HUSBAND, WIFE AND HUSBAND,** 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 614 on the Plan of Section Seven, Caldwell Hall, as of record in Plat Book 3300, Page 19, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chester H. Smelser and wife, Pansy Jo Smelser, by Warranty Deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 6592, Page 807, in the Register's Office of Davidson County, Tennessee, dated June 27, 1985, and recorded on June 27, 1985. The said Chester H. Smelser died on April 09, 2000, then Pansy Jo Smelser died on April 18, 2023 (testate), devising subject property to Jerry Horton Smelser. See Probate Case 23P-903, Davidson County, Seventh Circuit Court, Probate Division. Last Will and Testament of Pansy Jo Smelser recorded September 14, 2023, in Instrument No. 20230914-0072059.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 629 Elaine Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 16 day of Oct, 2023

JERRY HORTON SMELSER

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 Jerry Horton Smelser, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2023

Commission expires

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Notary Public