Karen Johnson Davidson County
Batch# 1068101 DEEDWARR
11/03/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20231103-0086080

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$445,000.00**

Subscribed and sworn to before me this 30th day of October, 2023.

Notary Public **Affiant**

My Commission Expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jose M. Marmol & Claudia E. Castillo Blanco **1745 Springfield Highway** **Goodlettsville, TN 37072**	Same as New Owner	**007-00-0-003-01**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Terry M. Smith and Soraya J. Smith, a married couple**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jose M. Marmol and Claudia E. Castillo Blanco, a married couple**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Odo E. Rhodes, and later surveyed by the State of Tennessee, Department of Transportation for purposes of eminent domain proceedings, as follows:

Beginning on the northeasterly margin of U.S. Highway 41 at the northwest corner of the property conveyed to Hugh M. Lewis and wife, by deed from Robert Russell Birdwell and wife, of record in Book 2276, Page 107, Register's Office for Davidson County, Tennessee; thence with said Lewis property line, north 43 degrees, 15 minutes, east 570 feet to a forked cedar and north 39 degrees, 30 minutes, west 242 feet to an iron stake; then south 47 degrees, 30 minutes, west 570 feet to the northeasterly margin of U.S. Highway 41; thence with the same, south 39 degrees, 30 minutes, east 284 feet to the beginning, containing 3.44 acres, more or less.

Specifically excluded from this description is the approximately 0.180 acres taken by the State of Tennessee, Department of Transportation, under its power of eminent domain, for the improvement of U.S. Highway 41; thereby making this improved property 3.26 acres, more or less.

Being the same property conveyed to Terry M. Smith and wife, Soraya J. Smith, by

Warranty Deed from Elizabeth A. Machurek of record in Book 9273, page 784, Register's Office for Davidson County, Tennessee, dated March 08, 1994 and recorded on March 09, 1994.

This is improved property known as: 1745 Springfield Highway, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of October, 2023.

Terry M. Smith

Soraya J. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Terry M. Smith and Soraya J. Smith,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30th day of October, 2023.

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

NOTARY PUBLIC

Certificate of Authenticity

I, Holly Kay, 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 10/30/23.

Date

Holly Kay

Affiant Signature

10/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY