Karen Johnson Davidson County
Batch# 1069723 **DEEDWARR**
11/08/2023 09:53:37 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20231108-0087312

Prepared by:
Record and Return To
Chapman and Rosenthal Ti
10 Burton Hills Blvd., Suite
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $470,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 6th day of November, 2023.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Carla Rios Mendoza	New Owner	06402000300
(NAME)	(NAME)	
220 Rising Sun Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffrey A. Lanore and wife, Leslie S. Smotherman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Carla Rios Mendoza**, **an unmarried woman** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Brandywine Farms, section II, as of record in Book 3700, Page 28, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Rising sun Lane, said point being the common front corners of Lots 99 and 100; thence with the common boundary line between Lots 99 and 100, 243.1 feet to a point; thence South 82 deg. 05' East 235. 6 feet to a point in the westerly margin of Rolling Mill Road; thence North 07 deg. 55' East 141.5 feet to a point, the beginning of a curve having a radius of 188.0 feet, a distance of 33.5 feet to a point, the beginning of another curve having a radius of 25 feet, a distance of 39.27 feet to a point in the southerly margin of Rising Sun Lane; thence in a westerly direction along the southerly margin of Rising Sun Lane 166.8 feet to the point of beginning.

Being the same property conveyed to Evangeline L. Barton and Dolores B. Smotherman, as joint tenants with right of survivorship, by deed from Evangeline L. Barton, individually, of record in Book 7079, page 307, Register's Office for said County; the said Evangeline L. Barton having since died.

Being the same property conveyed by Quitclaim Deed from Anne D. Waters-Trustee to Dolores B. Smotherman and Leslie S. Smotherman, dated March 18, 1997, of record in Deed Book 10385, Page 674, in the Register•s Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Lanore and wife, Leslie S. Smotherman by Quitclaim Deed from Dolores B. Smotherman and Leslie S. Smotherman, dated September 9, 1997 of record in Book 10622, Page 366, in the Register's Office for Davidson County, Tennessee.

Pursuant to Order Approving Sale, Docket No. 20-0893-1 in the Chancery Court for Davidson County, Tennessee, the said of the above described property is approved and Jeffrey A. Lanore is permitted to executed

documents for the sale on behalf of Leslie S. Smotherman. See Exhibit "A" attached hereto and made apart thereof.

This property is __unimproved _X_improved property known as: 220 Rising Sun Lane, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of November, 2023.

Jeffrey A. Lanore

Leslie S. Smotherman By Jeffrey A. Lanore

Leslie S. Smotherman by Jeffrey A. Lanore
pursuant to Court Order No. 20-0893-1

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Lanore, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they execute the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of November, 2023.

Notary Public
My Commission Expires: 12-20-23

JACKLIN JOHNS
Notary Public - State of Florida
Commission # GG 931371
My Comm. Expires Dec 20, 2023

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Lanore on behalf of Leslie A. Smotherman, pursuant to Court Order No. 20-0893-1, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they execute the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of November, 2023.

Notary Public
My Commission Expires: 12.20.23

JACKLIN JOHNS
Notary Public - State of Florida
Commission # GG 931371
My Comm. Expires Dec 20, 2023