Karen Johnson Davidson County
Batch# 1071029 DEEDWARR
11/13/2023 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20231113-0088301

Name and Address of New Owner:
William Smith and Brayln Kelly
324 Cumberland Ave
Madison, TN 37115

Send Tax Statements To:
Eustis Mortgage Corp., dba
Prosperity Mortgage Advisors
1133 Ocean Avenue
Lakewood NJ 08701

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23101522

Map and Parcel: 043 09 0 359.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Chase Prater, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **William Smith, an unmarried man and Brayln Kelly, an unmarried woman, as joint tenants with right of survivorship**, 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 the east 60 feet of Lot No. 33, Block C, on the Plan of Woodlawn Estates of record in Book 843, page 82, n the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 60 feet on the southerly side of Cumberland Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to James L. Gable, a married man by Warranty Deed filed for record on February 26, 2002 in Instrument Number 20020226-0024545, of the Register's Office of Davidson County, Tennessee. James L. Gable having since died intestate on September 4, 2021. Probate was filed in the Circuit Court Davidson County, Tennessee, Case No. 22P1630. The subject property vesting in Brenda Gable and Justin Gable as his sole heirs-at-law as evidenced by Affidavit of Heirships of record in Instrument Number 20220701-0076886 and Instrument Number 20230213-0010078, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Gregory Chase Prater by Warranty Deed filed for record on February 13, 2023 in Instrument Number 20230213-0010079, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per plat of record in Book 843, page 82, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This is improved property known as: 324 Cumberland Ave, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 9th day of November, 2023.

Gregory Chase Prater

State of Tennessee

County of Rutherford

Personally appeared before me, Gregory Chase Prater with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th of November, 2023.

Amanda Brown

Notary Public
My Commission Expires: 01-30-24

AMANDA L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $421,000.00.

Affiant Signature

Subscribed and sworn to before me, this 9th day of November, 2023.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/9/2023 (date of document).

Affiant Signature

11/13/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13 day of Nov., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

