Karen Johnson Davidson County
Batch# 1073875 DEEDWARR
11/21/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,781.48
20231121-0090385

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $751,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Oct 8, 2027

File #23-PA-3311-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Robert Schmidt and Elizabeth Cameron McDonald	**Lending Hand Mortgage, LLC**	
(NAME)	(NAME)	**104 06 0 155.00**
3311 A Orleans Drive	**510 Lentz Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH BRANYA SMITH, AND TERESA CAMILLE SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN ROBERT SCHMIDT AND ELIZABETH CAMERON MCDONALD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120A on the Plan of Zone Lot Division, Lot 120, West End Heights, as of record in Plat Book 6900, Page 36, in the Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Smith and Melody King Smith, husband and wife, by Warranty Deed from U. Grant Browning, Trustee, of record in Book 7193, Page 461, in the Register's Office of Davidson County, Tennessee, dated March 31, 1987 and recorded on April 06, 1987.

Further being the same property conveyed to Mark Jackson Smith, Jr., by Quit Claim from Melody King Smith Deed from , of record in Book 9845, Page 21, in the Register's Office of Davidson County, Tennessee, dated March 24, 1992 and recorded on November 01, 1995. The said Mark Smith is one and the same as the said Mark Jackson Smith, Jr.

The said Mark Jackson Smith, Jr. having since died testate on January 19, 2023, devising subject property to Elizabeth Branya Smith and Teresa Camille Smith pursuant to his Last Will & Testament of record in Case No. 23P-235, in the Seventh Circuit Court for Davidson County (Probate Division).

This conveyance is subject to:
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division, Lot 120, West End Heights, as recorded in Plat Book 6900, Page(s) 36.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3311 A Orleans Drive, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th day of November, 2023.

Elizabeth Branya Smith by Loy Carney, Attorney-In-Fact

Elizabeth Branya Smith by Loy Carney, Attorney-In-Fact

Teresa Camille Smith By Loy Carney, Attorney-In-Fact

Teresa Camille Smith by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Elizabeth Branya Smith, as her Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Elizabeth Branya Smith.

Witness my hand, at office, this 20th day of November, 2023.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Teresa Camille Smith, as her Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Teresa Camille Smith.

Witness my hand, at office, this 20th day of November, 2023.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 20 day of November, 2023.

Affiant Signature

Date 11/20/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

