Richard Rew

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077625 **DEEDWARR**
12/04/2023 09:12:21 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20231204-0093109

G-FSBO-23-627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Richard F. Smith and Astrid Meneses Guillen**<br>**Patrick C. Smith** | ~~New Owner~~<br>FlagstarBank NA | |
| (NAME)<br>**627 Whispering Hills Drive** | (NAME)<br>5151 Corporate Dr | **147-06-0-227.00** |
| (ADDRESS)<br>**Nashville, TN 37211** | (ADDRESS)<br>Troy Michigan 48098 | |
| (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, **ANGELA K. MORTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD F. SMITH AND ASTRID MENESES GUILLEN, HUSBAND AND WIFE AND PATRICK C. SMITH, UNMARRIED,** 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. 7, on the Plan of Parkview Estates Subdivision, Section 1, as shown on plat of record in Plat Book 3300, page 87, in the Register's Office for County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Angela K. Morton, unmarried by Quitclaim deed from Abbey A. Dyer, unmarried of record in Instrument No. 20140429-0035877 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on April 29, 2014. Being the same property conveyed to Angela K. Morton and Abbey A. Dyer, as tenants in common by Warranty deed from Michelle L. Marshall Adams and husband Benjamin Adams of record in Instrument No. 20070910-0108407 Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 10, 2007.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3465, Page 623, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **627 Whispering Hills Drive, Nashville, Tennessee 37211**.

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 30th DAY OF NOVEMBER, 2023.

Angela K. Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212