Karen Johnson Davidson County
Batch# 1081379 DEEDWARR
12/13/2023 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20231213-0095884

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37971	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Louise Felker McKenzie Trustee Affiant Subscribed and sworn to before me this 12th day of December, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louise Felker McKenzie Revocable Trust 49 Concord Park East Nashville, TN 37205	New Owner	Map and Parcel No.: 105-11-0-071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Clare Burnett McKenzie Smith, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Louise Felker McKenzie, Trustee of the Louise Felker McKenzie Revocable Trust under Amended and Restated Agreement dated September 13, 2019 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1811 Stewart Place, Nashville, TN 37203.

Ian Smith, spouse of Clare Burnett McKenzie Smith, joins in the execution of this instrument for the purpose of conveying any interest he may have in the property described on Exhibit "A".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of December, 2023.

Clare Burnett McKenzie Smith

Clare Burnett McKenzie Smith

Ian Smith

STATE OF WASHINGTON

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clare Burnett McKenzie Smith and Ian Smith, 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, at office, this 8th day of December, 2023.

Notary Public

My Commission Expires: June 29th, 2027

SEAN RILEY
Notary Public
State of Washington
Commission # 23024212
My Comm. Expires Jun 29, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of The Hamilton Property of record in Plat Book 974, Page 17, and Plat Book 974, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clare Burnett McKenzie, a single woman by deed from Richard John Bousman, married of record in Instrument No. 20190430-0039728, Register's Office for Davidson County, Tennessee. Clare Burnett McKenzie having since married.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/8/23 (date of document).

Affiant Signature

12/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of December, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY