Karen Johnson Davidson County
Batch # 1087250 DEEDWARR
01/02/2024 09:49:16 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20240102-0000112

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0346

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320.000.00

M. Alexis Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2023

Tara Jones
Notary Public

Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Jared Pineda and Jenna Pineda 1249 Kenmore Place Nashville, TN 37216	801 Beth Drive Nashville, TN 37206	072-07-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Jennifer Boyd, Executrix of the Estate of Eva Anne Smart and Jennifer Boyd and Amber Sims, devisees of the Last Will and Testament of Eva Anne Smart, deceased
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Thomas Jared Pineda and Jenna Pineda, husband and wife
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 west 85 feet of the south 200 feet of Lot No. 94 on the Map of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for said County. SAID part of said lot fronts 85 feet on the north side of Warner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property previously conveyed to Fred D. Alley, unmarried, by Warranty Deed from Charles R. Hazelwood and wife, Mary K. Hazelwood, dated 7/19/1960 and recorded 7/20/1960 in Book 3100, Page 573, Register's Office for Davidson County, Tennessee.

The said Fred D. Alley is reported to have died on 5/6/1973, leaving Eva A. Alley and Fred D. Alley, Jr. as his heirs at law, according to Affidavit of Heirship of record in Instrument No. 20240102-0000110, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eva A. Alley, unmarried, by Deed from R. R. Hedgepath, Trustee, and in the same instrument conveyed to R. R. Hedgepath, Trustee from Eva A. Alley and Fred D. Alley, Jr., dated 5/17/1973 and recorded 5/17/1973 in Book 4708, Page 293, Register's Office for Davidson County, Tennessee.

The said Eva A. Alley, now known as Eva Anne Smart, died testate on April 12, 2017. Pursuant to Order of Probate and Letters Testamentary dated 7/19/2022 and filed in Docket No. 22P-1208 in the Second Circuit Court for Davidson County, Tennessee (Probate Division), Jennifer Boyd was appointed as Executrix. According to her Last Will and Testament, the decedent directed that the Executrix sell the subject property and divide the proceeds between Jennifer Boyd and Amber Sims.

Power of Attorney of record in Instrument No. 20240102-0000111, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1249 Kenmore Place Nashville, TN 37216.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns,

against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of December, 2023.

Estate of Eva Anne Smart

By: Jennifer Boyd
Jennifer Boyd, Executrix

Jennifer Boyd

Amber Sims by Jennifer Boyd, Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Boyd, Executrix of the Estate of Eva Anne Smart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of December, 2023.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Boyd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of December, 2023.

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Amber Sims and that he/she is authorized by Amber Sims to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of December, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kim Graves
Notary Public at Large
My commission expires: 8-20-24