Karen Johnson Davidson County
Batch# 1089330 DEEDWARR
01/08/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240108-0001508

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2024.

Notary Public
MY COMMISSION EXPIRES: 11.02.26
File No. G23-20236

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Troy Smith, TJ Elsten, and Kristen Elizabeth Smith	TJ Elsten	084-07-0-010.00
(NAME)	(NAME)	
2728 Windemere Dr.	127 Powell Drive	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ellen H. Roberts, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Troy Smith aka Daniel T Smith and Kristen Elizabeth Smith aka Kristen E. Smith, Husband and Wife and TJ Elsten aka Thomas J. Elsten III, 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 Lot No. 56 on the Plan of Sunny Acres, Section III, as of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 135 feet on the north side of Windemere Drive, and extends back between parallel lines, 299.7 Feet to a dead line in the rear.

BEING the same property conveyed to Thomas L. Roberts and wife, Ellen H. Roberts by Warranty Deed from Marvin J. Terrell and wife, Helen A. Terrell, dated 6/23/1969 and recorded 6/24/1969 in Book 4344, Page 446, Register's Office for Davidson County, Tennessee. The said Thomas L. Roberts having since died May 20, 2018, leaving title vested in Ellen H. Roberts as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2728 Windemere Drive, Nashville, TN 37214.

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 do 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. Whenever 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 3rd day of January, 2024.

x Ellen H. Roberts

Ellen H. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2024, before me personally appeared Ellen H. Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of January, 2024.

Notary Signature
My commission expires: 1/28/2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/08/2023 .

Affiant Signature

1/08/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

