Karen Johnson Davidson County
Batch# 1093171 DEEDWARR
01/24/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20240124-0004522

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-4757

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of January, 2024

Notary Public

Commission Expires: 11-16-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alyssa Smith and Zane Dukes 2220 Selma Avenue Nashville, TN 37214	CrossCountry Mortgage, LLC **2160 Superior Avenue** **Cleveland, OH 44114**	084-11-0-084

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,

Stephen A. Corbitt and Susan K. Corbitt, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alyssa Smith and Zane Dukes, wife and husband

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:

BEING Lot No. 99, on the Plan of Castlewood Estates, Section II, of record in Book 2331, Page 91 and as amended in Book 3180, Page 53, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Albert N. Baer and wife, Judith L. Baer to Stephen A. Corbitt and wife, Susan K. Corbitt, recorded September 2, 2003, as Instrument No. 20030902-0126583 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $153,500.00.

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: 2220 Selma Avenue, 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 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 used, 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 19th day of January, 2024.

Stephen A Corbitt

Stephen A. Corbitt

Susan K Corbitt

Susan K. Corbitt

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of January, 2024, before me personally appeared Stephen A Corbitt and Susan K Corbitt, 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 19th day of January, 2024.

Notary Signature
My commission expires: 3/7/26



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 1/19/24.

Date

Affiant Signature

1/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of January, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025