NEW OWNER:
SHANE SMITH
925 NORTH GRAYCROFT AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1286

Map & Parcel No.: 04203003200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1096136 DEEDWARR
01/31/2024 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20240131-0006653

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATTHEW KING GAYLORD, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SHANE SMITH and BARBARA SMITH, Tenants in Common with rights of Survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 52, Plan of Primrose Acres, of record in Plat Book 2663, Page 107, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MATTHEW KING GAYLORD, by Warranty Deed from James S. Goodrich, Suzanne G. Warner, Lisa G. Horrocks, and James S. Goodrich, as Executor of the Estate of James H. Goodrich, dated March 17, 2017, and of record in Instrument No. 20170323-0028463, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **925 NORTH GRAYCROFT AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 107, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this ~~4th~~ 3rd day of December, 2023.

X MATTHEW KING GAYLORD
MATTHEW KING GAYLORD

STATE OF Mississippi

COUNTY OF Harrison

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MATTHEW KING GAYLORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2023.

NOTARY PUBLIC

My commission expires: Jan 12, 2026

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 102054 ANDREAS T. FRANKLIN Commission Expires Jan. 12, 2026 JACKSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$390,000.00**.

MATTHEW KING GAYLORD

AFFIANT

Sworn to and subscribed to before me this 3rd day of December, 2023.

NOTARY PUBLIC

My commission expires: Jan 12, 2026

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 102054 ANDREAS T. FRANKLIN Commission Expires Jan. 12, 2026 JACKSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Boxton 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 12-3-23 (date of document).

Summer Boxton
Affiant Signature

1-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of January, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24