Karen Johnson Davidson County
Batch# 1103359 DEEDWARR
02/21/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240221-0011995

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is **$450,000.00**
Subscribed and sworn to before me this 21st day of February, 2024.

Notary Public **Affiant**
My Commission Expires: 4/26/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Donna Sabella **P.O. Box 725** **Lebanon, TN 37088**	Same as New Owner	**021-00-0-227.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ronald D. Smiley and Jody T. Smiley**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Donna Sabella**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Plan of Baggett Subdivision, Section Two, of record in Plat Book 4595, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK TINSLEY AND WIFE, BEVERLY J. SMILEY, by deed from RONALD F. SMILEY AND BEVERLY J. SMILEY, of record in Book 5376, page 308, dated December 8, 1978, said Register's Office. MARK ALLEN TINSLEY further conveyed to BEVERLY JO TINSLEY, by quitclaim deed of record in Book 6074, page 97, dated June 13, 1983, said Register's Office. BEVERLY JO TINSLEY SIMPSON further conveyed to RONALD D. SMILEY AND JODY T. SMILEY, by quitclaim deed of record in Instrument No. 20221018-0113561, dated September 23, 2022, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 3700 Old Clarksville Pike, Joelton, TN 37080
This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 21st of February, 2024.

Jody T. Smiley

Ronald D. Smiley, by: Jody T. Smiley
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Jody T. Smiley,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 21st day of February, 2024.

My Commission Expires: _____

NOTARY PUBLIC

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared **Jody T. Smiley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledges that he executed the within instrument for the purposes therein contained on behalf of **Ronald D. Smiley** and who further acknowledges that he executed the same as the free act and deed of **Ronald D. Smiley** as his attorney in fact.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of February, 2024.

My Commission Expires: _____

NOTARY PUBLIC

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2/21/2024** [DATE].

AFFIANT SIGNATURE

2/21/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **21st** day of **February**, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

