Karen Johnson Davidson County
Batch# 1103594 DEEDWARR
02/22/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240222-0012266

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $390,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick Doyle Thomas	INTERLINC MTG SVCS, LLC	061-11-0-140.00
1003 Virginia Avenue	5875 N. SAM HOUSTON PKWY WEST, STE 300	
Nashville, TN 37216	HOUSTON, TX 77086	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEALY SHAW SMITH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK DOYLE THOMAS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southerly 180 feet of the Easterly 30 feet of Lot No. 32 and the Southerly 180 feet of the Westerly 35 feet of Lot No. 33 on the Map of George Burrus Subdivision of Lot No. 81 Maplewood Home Tract, of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 65 feet on the Northerly side of Virginia Avenue and run back between parallel lines 180 feet to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Sealy Shaw Smith, unmarried woman by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, and Mark Evans, unmarried, dated October 11, 2019 and recorded October 17, 2019 in Instrument No. 20191017-0106372, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1003 Virginia Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of February, 2024.

Sealy Shaw Smith

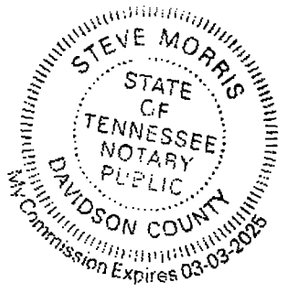
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sealy Shaw Smith, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2024.

Notary Public

My Commission Expires: 3-3-25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 16, 2024** (date of document).

Affiant Signature

February 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25