Karen Johnson Davidson County
Batch# 1107546 DEEDWARR
03/05/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20240305-0015314

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6.14.26
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allen Caden	New Owner	Map: 10808016500
(NAME)	(NAME)	
~~3219 Lakeford Dr.~~ 3018 Langston Pl.		
(ADDRESS)	(ADDRESS)	
Springhill TN 37174 ~~Nashville, TN 37214~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($199,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TUCKER MALONE SMITH TRUST ESTABLISHED BY THE IRVING AND DOROTHY SMITH COMMUNITY TRUST UNDER AGREEMENT DATED SEPTEMBER 1, 2014 AS AMENDED AND RESTATED OCTOBER 29, 2015 AND AS FURTHER AMENDED BY FIRST AMENDMENT DATED APRIL 8, 2016 AND SECOND AMENDMENT DATED JULY 29, 2020,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLEN CADEN, a married man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 64-A on the Plan of the Zone Lot Division of Lots 62 and 64, Section 3, East Lake Subdivision, of record in Plat Book 5200, Page 611, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to the Irving and Dorothy Smith Community Property Trust FBO Tucker Malone Smith, Gail Smith Bradford, Trustee, by Trustee's Quitclaim Deed from Gail Smith Bradford and Gilbert Lee Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust under Agreement dated September 1, 2014, as amended and restated October 29, 2015, and as further amended by First Amendment dated April 8, 2016, and Second Amendment dated July 29, 2020, of record in Instrument No. 20231221-0098493, dated December 15, 2023, Register's Office for said County. See also Special Warranty Deed of record in Instrument No. 20200812-0089776 and Instrument No. 20200812-0089775, and Warranty Deed of record in Instrument No. 20161024-0111791, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 611, amending Plat Book 5200, Page 342, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5973, Page 335, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3219 Lakeford Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 27th day of February, 2024.

Tucker Malone Smith Trust

BY: _____
Gail Smith Bradford
Trustee

STATE OF FLORIDA
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gail Smith Bradford, Trustee of the Tucker Malone Smith Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Tucker Malone Smith Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Gail Smith Bradford, as Trustee.

Witness my hand and official seal this 27th day of February, 2024.

My commission expires: 01 18 2026

_____
Notary Public

CHRISTIANE S PIEPER
Notary Public - State of Florida
Commission # HH 217526
My Comm. Expires Jan 18, 2026
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 27, 2024.

Affiant
Date: March 5, 2024

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 5th day of March 2024.

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY