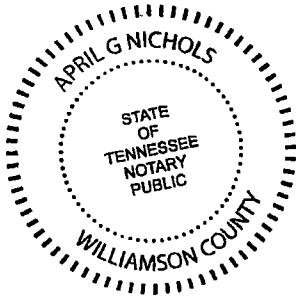
# WARRANTY DEED




STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,289,900.00.

Jakim Rowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-6-2027
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-010027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Chad Smith & Christopher Dawson Smith | New Owner | |
| (NAME) | (NAME) | |
| 1112 N. 5th Street | | 082-03-0-513 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION TWO HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($1,289,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSE HURTADO, MARRIED , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHAD SMITH AND CHRISTOPHER DAWSON SMITH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 61 fronts 31 feet on the Northwesterly margin of North Fifth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Reba A. Moore by Warranty Deed from Nancy Rogers, unmarried, dated 05/19/1994, of record in Book 9356, Page 979, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1115401
03/27/2024 10:01:49 AM
Fees: $13.00 Taxes: $4,772.63
Davidson County
DEEDWARR
2 pgs
20240327-0021224

Being the same property conveyed to Jose Hurtado, a married man by Warranty Deed from Reba A. Moore, a married woman, dated 05/01/2023, of record in Instrument No. 20230502-0032455, Register's Office for Davidson County, Tennessee.

Grantor has never occupied the said property as his primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1112 N. 5th Street, Nashville, TN 37207
(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 my/our hand(s) this the 15 day of February, 2024

Jose Hurtado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jose Hurtado, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of February, 2024.

Notary Public

My Commission Expires: 6/20/27

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY