Karen Johnson Davidson County
Batch# 1118893 DEEDWARR
04/04/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20240404-0023756

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2024.

Notary Public

My commission expires: 9/14/25

(Notary Stamp) MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cole E. Walowac & Megan M. Walowac	Old National Bank	119-02-0-073.00
132 Stirton Rd	One Main Street	
Nashville, TN 37210	Evansville, IN 47708	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jeffrey T. Smith and Lindsey Smith, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Cole E. Walowac and Megan M. Walowac, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Crescent Heights of record in Plat Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 69.2 feet on the Northerly side of Stirton Road and runs back between lines, 189.08 feet on the Westerly line and 204.5 feet on the Easterly line to a dead line in the rear measuring 100.0 feet thereon.

Being the same property conveyed to Jeffrey T. Smith and Lindsey Cavanaugh, husband and wife, by Warranty Deed from Thomas L. Jones and Gail C. Jones, husband and wife, of record in Instrument No. 20200928-0111083 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

This is improved property known as **132 Stirton Rd, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 28th day of March, 2024.

Jeffrey T. Smith

Lindsey Smith

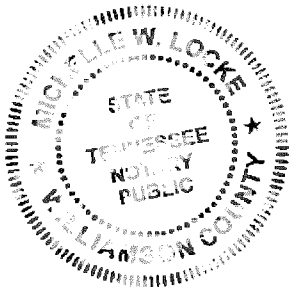
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey T. Smith and Lindsey Smith, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of March, 2024.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25



LTC File No. 24-001823-525

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 4/3/24 (date of document).

Michelle W Kendig
Affiant Signature

4/3/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 2024.

Rebecca A Dehoda
Notary's Signature

MY COMMISSION EXPIRES: 06/15/2024

NOTARY'S SEAL

