THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240247015

Karen Johnson
Batch # 1121150
04/10/2024 09:57:12 AM
Fees: $13.00 Taxes: $7,770.00

Davidson County
DEEDWARR
2 pgs

20240410-0025379

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of April, 2024.

Tracey Perry
Notary Public
My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Smith and Renee McAdams Smith 3616 Hoods Hill Road Nashville TN 37215	Wells Fargo 2701 Wells Fargo Way Minneapolis, MN 55467	Tax Parcel ID No. 117 10 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Grant Harrell and Francesca Michels Harrell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Smith and Renee McAdams Smith, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9 of Block "B" and a 5-foot strip immediately South of same on the Plan of WOODMONT PROPERTY OF G. A. PURYEAR, as of record in Book 843, Page 62, Register's Office for said County.

Said Lot No. 9 and 5-foot strip front together 160 feet on the Easterly side of Hood's Hill Road and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Edward Grant Harrell and Francesca Michels Harrell, husband and wife, by Warranty Deed from Thompson B. Patterson Jr., married, of record in Instrument No. 20220118-0006756, in the Register's Office of Davidson County, Tennessee, dated January 14, 2022 and recorded on January 18, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Property of G. A. Puryear, as recorded in Plat Book 843, Page(s) 62.

This is improved property located at 3616 Hoods Hill Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2024.

Edward Grant Harrell

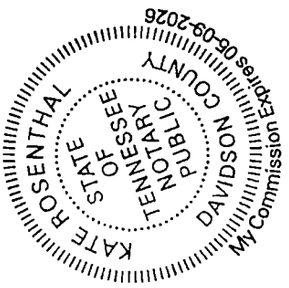
Francesca Michels Harrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Grant Harrell, 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, at office, this 8th day of April, 2024.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Francesca Michels Harrell, 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, at office, this 9th day of April, 2024.

Notary Public
My Commission Expires: _____

