WARRANTY DEED

File #24073

Karen Johnson
Batch # 1122165
04/12/2024 10:00:45 AM
Fees: $18.00 Taxes: $740.00

Davidson County
DEEDWARR
3 pgs

20240412-0026089

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Wesley Smiley	NEW OWNER	052-09-0-068.00
(NAME)	(NAME)	
1125 Hitt Ln.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Divine Capital, LLC, a Wyoming limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Wesley Smiley, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Northeasterly part of Lot No 26, on the Plan of Montague Subdivision of record in Plat Book 421, Page 129, Registers Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Westerly margin of Fernbank Drive, which pin is 141.4 feet North 35 Degrees East of an iron pin set in the Northwest margin of the intersection of Due West Avenue and Fernbank Drive; thence North 54 Degrees 15 Minutes West, 123.4 feet to an iron pin; thence North 35 Degrees East 141 feet to an iron pin; thence South 54 Degrees 15 Minutes East, 123.4 feet to an iron pin in the Westerly margin of said Fernbank Drive; thence with the Westerly margin of the same, South 35 Degrees West 141 feet to the point of beginning.

Being the same property conveyed to Divine Capital, LLC by Quitclaim Deed from M. Lee Barrett, Jr of record in Instrument No. 20070314-031449 Register's Office for Davidson County, Tennessee, dated March 02, 2007 and recorded on March 14, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1140 Fernbank Drive, Nashville, TN 37115

(House Number) (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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 11th day of April, 2024.

Divine Capital, LLC

BY: _____, Manager
James W. Backner, Manager

STATE OF _____ see attached RM

COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James W. Backner**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of **Divine Capital, LLC**, the within named bargainor, a Wyoming limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this _____ day of April, 2024.

My commission expires: _____ _____
Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On April 9, 2024 before me, RMehta, Notary Public
(insert name and title of the officer)

personally appeared James W. Badlner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. MEHTA
COMM #2377194
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp Oct 28, 2025

Signature RMehta (Seal)