Karen Johnson Davidson County
Batch# 1122953 DEEDWARR
04/15/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240415-0026874

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Mary McWhirter
Affiant

Subscribed and sworn to before me, this 15TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary McWhirter, a married woman	MARY McWHIRTER (NAME)	043-01-0
107 E. Campbell Road (ADDRESS)	2210 Crocker Springs Rd - (ADDRESS)	004.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sandra Lee Smith, an unmarried woman , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary McWhirter, a married woman , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, TN, being part of Lot No. 30 on the Map of Bransford Realty Company Amqui Subdivision, of record in Book 421. pages 38 and 39, Register's Office for said County

BEGINNING at a point in the Southerly margin of Campbell Road, 100 feet Eastwardly from the corner of Lots 29 and 30; thence S 3° 14' W 258 feet to a point; thence Westwardly 48.8 feet to a point; thence North 3° 30'. E 258 feet to a point in the Southerly margin of Campbell Road; thence with the same South 86° 8' E 50 feet to the beginning.

Being the same property conveyed to Eugene F. Smith and wife Sandra Lee Smith by Warranty Deed from Jerry M. Pope and wife Mary Ellen Pope, of record in Book 5313, page 576, said Register's Office. Eugene Francis Smith and Sandra Lee Chapman Smith, being the same persons as Eugene F. Smith and Sandra Lee Smith, were subsequently divorced and the Final Decree of Divorce entered by the Probate Court for Davidson County, Tennessee on February 14, 1985, Case 84D-3047, of record in Book 6496, Page 325, said Register's Office, provides that it is "Ordered, Adjudged and Decreed that Wife shall be vested with all right, title and interest in the parties marital home at 107 Campbell Road, Madison, Davidson County, Tennessee. Eugene F. Smith conveyed all of his interest in said property to Sandra Lee Smith by quitclaim deed of record as Instrument 20010927-0104745, said Register's Office.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 107 E. Campbell Road, Madison, 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.

Witness my/our hand(s) this 15th day of April, 2024.

WARRANTY DEED
(Continued)

Sandra Lee Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Lee Smith, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/16/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 15TH day of APRIL, 2024.

Date: 4-15-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 15TH day of APRIL, 2024.

Theresa C Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY