STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$330,000.00** (Three Hundred Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 12th day of April, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024 (NOTARY SEAL)

Karen Johnson Davidson County
Batch # 1123266 **DEEDWARR**
04/16/2024 09:58:26 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20240416-0027012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Bowen Stovall and Victoria Stovall 2031 Hickory Brook Drive Hermitage, TN 37076	Equity Prime Mortgage, LLC 5 Concourse Pkwy., Queen Building Suite 2250 Atlanta, GA 30328	097020A40000CO

WARRANTY DEED

FOR AND IN 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, I/WE, **LINNELL J. SMITH AND SPOUSE, NANCY E. SMITH,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BOWEN STOVALL AND VICTORIA STOVALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 400 on the Plan of Final Plat, Resubdivision of Lots 399 & 400, Villages of Riverwood, Section One, Phase 4D of record in Instrument No. 20150331-0027565, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linnell J. Smith and spouse, Nancy E. Smith by deed from Beazer Home Corp., a Tennessee corporation, of record in Instrument No. 20141120-0106894, dated November 14, 2014 and recorded November 20, 2014, Register's Office for Davidson County, Tennessee.

Grady P. Vaughn, III executes this instrument as Attorney-in-Fact on behalf of Linnell J. Smith and Nancy E. Smith, pursuant to the Power of Attorney recorded in Instrument No. 20240416 0027011, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2031 HICKORY BROOK DRIVE** **HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2024037084

WITNESS, this 12th day of April, 2024

Linnell J. Smith

Nancy E. Smith

by _____, Attorney in Fact
By: Grady P. Vaughn, III, as his Attorney-in-Fact

by _____, Attorney in Fact
By: Grady P. Vaughn, III, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of April, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Grady P. Vaughn, III**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Linnell J. Smith and spouse, Nancy E. Smith**, and acknowledged that he executed that same as the free act and deed of the said **Linnell J. Smith and spouse, Nancy E. Smith**.

WITNESS my hand and official seal this the 12th day of April, 2024.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024