Karen Johnson
Batch # 1129466
05/01/2024 09:59:38 AM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20240501-0031688

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer
Or value whichever is greater is $310,000.00

Mary Dana Chamblee-Smith
AFFIANT

Subscribed and sworn to before me
this 10 day of April, ~~2023~~. 2024

NOTARY PUBLIC
Commission Expires: 10-20-2027

ADDRESS OF NEW OWNER:
Hayden Myers Smith
1305 Cardinal Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Owner

Map/Parcel 06112020800

ADRIANA ROSE ROSENBAUM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/20/2027
DICKSON COUNTY

WARRANTY DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Mary Dana Chamblee-Smith ("Grantor")** hereby convey all of its right title and interest to the hereinafter described property to **Hayden Myers Smith ("Grantee"), his heirs, successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No 6 of Block A, on the map of Greenland Estates, as of record in Book 974, page 13 Register's Office for Davidson County, Tennessee to which record reference is made for a more particular description thereof.

Being the same property conveyed to Mary Dana Chamblee-Smith by deed from James Eugene Brewington and Margaret Ann Brewington of record in Instrument No. 20201208-0142186 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year(s) 2024 and thereafter, a lien not yet due and payable.
Plan of record in Book 974, page 13 Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.

This is improved property known as 1305 Cardinal Avenue, Nashville, TN 37216.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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 our hand effective April 10, 2024

2024

Mary Dana Chamblee-Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Dana Chamblee-Smith whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who further, acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10 day of ~~October~~, ~~2023~~. 2024

Notary Public

My Commission Expires: 10-20-2027

ADRIANA ROSE ROSENBAUM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/20/2027
DICKSON COUNTY