Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-24-2932

Karen Johnson Davidson County
Batch # 1131667 DEEDWARR
05/07/2024 08:06:04 AM 2 pgs
Fees: $13.00 Taxes: $1,353.83

20240507-0033265

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00.

Bradley Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradley Smith and Deborah Smith	Steadfast Mortgage	Map: 07315000300
(NAME) 2932 Donna Hill Dr.	(NAME) 2 Cadillac Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($365,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES DAVID WOOMER, MARRIED, SOLE HEIR OF THE ESTATE OF MAE WOOMER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRADLEY SMITH AND DEBORAH HOPE SMITH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 38 on the Revised Plan of Sunset View, Section One, as of record in Book 2663, Pages 27 and 28, Register's Office for said County, described as follows:

BEGINNING on the southwesterly margin of Donna Hill Court at the corner of Lots No 38 and 39; thence with the line between said two lots southwesterly 143.1 feet to the corner of Lots No. 37, 38 and 39; thence with the line between Lots No. 37 and 38 southeasterly 145.3 feet to the northwesterly margin of Donna Hill Drive; thence with the same northeasterly 95 feet to the beginning of a curve; thence around

said curve having a radius of 20 feet northwesterly 29.9 feet to the southwesterly margin of Donna Hill Court; thence with the same northwesterly 125 feet to the beginning.

Being the same property conveyed to James E. Woomer and wife, Mae Woomer, by deed from Harry Zeitlin, Martin Zeitlin and Joe Zeitlin, a Partnership D/B/A Mercury Construction Company, of record in Book 2794, Page 235, dated June 27, 1958, Register's Office for said County. The said James E. Woomer died June 30, 1991, and title vested in Mae Woomer as surviving tenant by the entirety. The said Mae Woomer died intestate on June 13, 2020, leaving as Sole Heir the Grantor herein. See also Affidavits of Heirship of record in Instrument No. 20201028-0125067 and Instrument No. 20201028-0125068, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Pages 27 and 28, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2492, Page 307, amended in Book 2492, Page 631, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 2932 Donna Hill Dr., Nashville, TN 37214
(House No.) (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 hand this 1st day of May, 2024.

James David Woomer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Woomer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of May, 2024.

My Commission Expires: 3-23-24

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON