

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143255 DEEDWARR
06/05/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240605-0041889

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kimberly Asha Smith & Ryan Miran	NEW OWNER	
(NAME)	(NAME)	
3321 Nevada Avenue		09213039100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peter Adam Drucker and Suzanne E. Vine, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kimberly Asha Smith and Ryan Miran, married to each other**, 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(s) 128, as shown on the map entitled Map of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PETER ADAM DRUCKER AND SUZANNE E. VINE, HUSBAND AND WIFE, by deed from ROBIN LEO GIPSON AND JULIE CHRISTINE KOZEL-GIPSON, AND AGNES CLAIR KOZEL, A MARRIED WOMAN, of record as Instrument No. 20190624-0060862, dated June 17, 2019, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3321 Nevada Avenue, Nashville, TN 37209
(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.

Effective the ~~31st~~ 29th day of May, 2024.

Peter Adam Drucker

Suzanne E. Vine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of May, 2024, before me personally appeared Peter Adam Drucker and Suzanne E. Vine, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BAUMAN, JR. WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2024-0328
Warranty Deed TN

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/24.

Affiant Signature – Joshua A. Terry

6/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/3/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27