WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES: 10-4-27

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Karen Johnson Davidson County
Batch# 1143905 DEEDWARR
06/06/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20240606-0042355

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024040057

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Smith and Aliya W. Smith		
(NAME)	(NAME)	
2916 Claymille Blvd	same as new owners	059-04-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANDREE DRISKELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES W. SMITH AND WIFE, ALIYA W. SMITH**, HEREINAFTER CALLED THE GRANTEES, 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. 3, as shown on the map entitled Phase I, Claymille Station, of record as Plat Book 6900, Pages 322 and 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANNIE C. WILLIAMS, UNMARRIED, by deed from GEMCRAFT HOMES TENNESSEE, INC., of record in Book 7668, Page 655, dated September 26, 1988, said Register's Office. ANNIE C. WILLIAMS having since died testate on or about May 19, 2017. Pursuant to the Last Will and Testament of ANNIE C. WILLIAMS in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No.17-P-1081, said property was devised to her son JOHN T. DRISKELL, III. See also Instrument No. 20190515-0045988 and Instrument No. 20201130-0139110, said Register's Office. JOHN T. DRISKELL, III having since died intestate on or about November 10. 2023. leaving his heirs at law ANDREE DRISKELL. Also see Affidavit of Heirship of record in Instrument 202406060042354 Register's Office.

unimproved ☐
This is improved ☒ property, known as 2920 Claymille Blvd, Nashville, TN 37207
(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.

Heir at Law of John T. Driskell III

BY: _____
Andree Driskell

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, JONATHON PRATHER, a Notary Public, personally appeared Andree Driskell to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at CHARLOTTE, NORTH CAROLINA this 30th day of May 2024.

_____
Notary Public

My Commission Expires: OCTOBER 11, 2028

JONATHON PRATHER
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires October 11, 2028

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 May 30, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date June 5, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 5th day of June 2024.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

