Karen Johnson Davidson County
Batch# 1150991 DEEDWARR
06/26/2024 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240626-0047754

# WARRANTY DEED

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| George Wesley Smiley | New Owner | |
| (NAME) | (NAME) | |
| 1125 Hitt Lane | 1125 Hitt Lane | 051-08-0-138 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Charles Richard Griffin, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto George Wesley Smiley, hereinafter called the GRANTEE(S), his/her/their 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 part of Lot No. 10 on the Plan of Montague Subdivision on the Gallatin Turnpike, of record in Book 421, page 129, Register's Office for said County, and described according to a survey made on August 11, 1924, by Erle Drake, County Surveyor, for said County, as follows:

Beginning on the northerly margin of Belle Camp Highway, now Due West Avenue, at an iron pin which is 175 feet east of the southwest corner of said Lot No. 10 and running thence with the northerly margin of Due West Avenue, south 87 deg. east 73 feet to a point; thence north 5-1/4 deg. east 230.5 feet to a point; thence north 41 deg. west 105 feet to a point; thence south 5-1/4 deg. west 306 feet to the point of beginning.
Being the same property conveyed to Anne O'Mara Griffin and William Joseph Griffin, with right of survivorship by Warranty Deed from Minnie O'Mara, a widow, dated 07/29/1968, of record in Book 4255, Page 511, Register's Office for Davidson County, Tennessee.

The said Anne O'Mara Griffin died on *, leaving the said William Joseph Griffin the sole surviving tenant by the right of survivorship.

The said William Joseph Griffin died testate on 02/11/2017, devising subject property to Charles Richard Griffin, as evidenced in File No. 17P-368, Probate Court Clerk's Office for Davidson County County, Tennessee.

Being the same property conveyed to Charles Richard Griffin by Executrix's Deed from Charles Richard Griffin Executor for the Estate of William Joseph Griffin (Deceased), dated 11/08/2017, of record in Instrument No. 20171115-0117356, Register's Office for Davidson County, Tennessee.

This Warranty Deed is executed pursuant to a Durable Power of Attorney of record in Book 9242, page 891, and an Acknowledgement of Invalidity of Revocation of record in Book 932, page 77, Register's Office for Williamson County, Tennessee

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 221 Due West Avenue, Madison, TN 37115

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 21st day of June, 2024.

Sonia C. Smithson-Griffin for Charles Richard Griffin, attorney in fact

Sonia C. Smithson-Griffin for Charles Richard Griffin,
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Sonia C. Smithson-Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Charles Richard Griffin, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Charles Richard Griffin, the bargainor, by the said Sonia C. Smithson-Griffin, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 21st day of June, 2024.

Notary Public

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/9/2027

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**216 Centerview Drive, Suite 360**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 June 25, 2024.

Affiant

Date: June 25, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 25th day of June, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY