Karen Johnson Davidson County
Batch# 1151519 DEEDWARR
06/26/2024 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,716.43
20240626-0048104

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Betty J. Cornelius and Diko P. Cornelius
104 Cambridge Close
Antioch, TN 37013
SEND TAX BILLS TO:
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

WARRANTY DEED

(Map 151-09-0A; Parcel 162.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **RAPHAEL FORD SMITH, IV**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **BETTY J. CORNELIUS, AN UNMARRIED PERSON AND DIKO P. CORNELIUS, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 162, Final Plat, Phase 2, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 763 and 764; corrected by Surveyor's Certificate of Correction in Book 9473, Page 43, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Raphael F. Smith and wife, Tammy H. Smith, by Warranty Deed dated February 8, 2006, from Joanne Chase, an unmarried person, recorded February 13, 2006, in Instrument No. 20060213-0016853, in the Register's Office of Davidson County, Tennessee. Further conveyed to Raphael Ford Smith IV, by Quitclaim Deed from Tammy Aileen (Cagle) Smith, dated October 11, 2007, and recorded November 2, 2007, in Instrument No. 20071102-0129598, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 104 Cambridge Close, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 26th day of June, 2024.

RAPHAEL FORD SMITH, IV

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 Raphael Ford Smith, IV, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2024.

Notary Public

My Commission Expires: 8-24-27

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $463,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June, 2024.

Notary Public

My commission Expires: 8-24-27

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2023-272

True Copy Certification

I, Grace Tant, 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 the 26 day of June, 2024.

Affiant Signature

6/26/24

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 26 day of June, 2024.

Notary's Signature

My Commission Expires: 8-21-27

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY