Karen Johnson Davidson County
Batch# 1158290 DEEDWARR
07/15/2024 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240715-0053118

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-2704

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Gregory Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of July, 2024

Notary Public
Commission Expires: 3-23-27

Pamela Swanson
State of Tennessee
Notary Public
Williamson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory Graves 4216 Valley Grove Drive Hermitage, TN 37076	Veterans United Home Loans 550 Veterans United Drive Columbia, MO 65201	086-16-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lloyd Smith and wife, Sandra T. Smith

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Graves, married man

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. 4 on the Plan of Section One - Revised, Valley Grove of record in Plat Book 5200, Page 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lloyd Smith and Wife, Sandra T. Smith by Warranty Deed from Lon Southerland and Wife, Shirley L. Southerland of record in Instrument No. 20011108-0123161 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on November 08, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4216 Valley Grove Drive, Hermitage, TN 37076

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 so 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.

Dated this the ~~26th~~ 3rd day of ~~June~~ July, 2024.

Lloyd Smith

Sandra T. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

On this ~~26th~~ 3rd day of ~~June~~ July, 2024, before me personally appeared Lloyd Smith and Sandra T. Smith, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2024.

Notary Signature
My commission expires:

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Yvette Meldrum, 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 July 15, 2024

Affiant Signature _____

July 15, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

