RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22934-24

**WARRANTY DEED**

Karen Johnson Davidson County
Batch # 1160197 DEEDWARR
07/22/2024 11:59:47 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20240722-0054695

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2024

NOTARY PUBLIC

My commission expires: 7/20/27

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam Fargo and Kelsey Smith<br>6609 Broken Bow Drive,<br>Antioch, TN 37013 | Same address as new owner | 181-03-0A-032-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY NINE THOUSAND AND 00/100 Dollars ($479,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REED SMITH AND MARYALICE DAWN SMITH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KELSEY SMITH AND ADAM E. FARGO, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 32 on the Plan of Subdivision Plat, Section One, Indian Creek Estates, of record in Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Reed Smith and Maryalice Dawn Smith, husband and wife, from Mary Payton, a single woman, by Warranty Deed dated June 18, 2021 and recorded June 23, 2021 in Instrument #20210623-0084790, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 6609 Broken Bow Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of July, 2024

GRANTOR(S)

Reed Smith

Maryalice Dawn Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Reed Smith and Maryalice Dawn Smith, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17 day of July, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____