Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1162792
07/26/2024 10:48:50 AM
Fees: $13.00 Taxes: $2,127.50

Davidson County
DEEDWARR
2 pgs

20240726-0056619

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2024.

Notary Public:
My Commission Expires:

DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Matthew E. Bock and Darice B. Langham<br>2728 Windemere Dr.<br>Nashville, TN 37214 | New Owner<br>NEW OWNER | 084-07-0-010.00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel Troy Smith aka Daniel T. Smith and Kristen Elizabeth Smith aka Kristen E. Smith, husband and wife and TJ Elsten aka Thomas J. Elsten, III, a married man, as joint tenants with right of survivorship**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew E. Bock and Darice B. Langham, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Three, Sunny Acres, Section III, as of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Daniel Troy Smith aka Daniel T. Smith and Kristen Elizabeth Smith aka Kristen E. Smith, husband and wife and TJ Elsten aka Thomas J. Elsten, III, as joint tenants with right of survivorship, by Warranty Deed from Ellen H. Roberts, an unmarried woman, dated 1/3/2024 and recorded 1/8/2024 in Instrument No. 20240108-0001508, Register's Office for Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
BEING the same property previously conveyed to Thomas L. Roberts and wife, Ellen H. Roberts by Warranty Deed from Marvin J. Terrell and wife, Helen A. Terrell, dated 6/23/1969 and recorded 6/24/1969 in Book 4344, Page 446, Register's Office for Davidson County, Tennessee. The said Thomas L. Roberts having since died May 20, 2018, leaving Ellen H. Roberts as surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 2811, Page 170, as amended in Book 3828, Page 655, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 2663, Page 92, Register's Office for Davidson County, Tennessee.

**The Grantor, T J Elsten aka Thomas J. Elsten, III hereby makes oath that the above described property was not used as a marital residence.**

The above legal description is the same as that contained in the previous deed of record.

**This is (_XX_) improved (____) unimproved property, known as: 2728 Windemere Drive, Nashville, TN 37214**

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. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 25th day of July, 2024.

Daniel Troy Smith, aka Daniel T. Smith

Kristen Elizabeth Smith, aka Kristen E. Smith

TJ Elsten, aka Thomas J. Elsten, III

**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 Daniel Troy Smith aka Daniel T Smith, Kristen Elizabeth Smith aka Kristen E. Smith and T J Elsten aka Thomas J. Elsten, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of July, 2024.

Commission Expires:
9/27/26

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY