Karen Johnson Davidson County
Batch# 1169281 DEEDWARR
08/14/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20240814-0062234

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3925-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $457,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2024.

Notary Public
My Commission Expires: _____

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick Aaron Smith and Katelyn Hutzel Smith 1704 Welcome Lane Nashville, TN 37216	NEW OWNER	073 13 0 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Amy P. Greene, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patrick Aaron Smith and Katelyn Hutzel Smith, husband and wife**, 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. 117 on the Plan of SECTION TWO HENDERSON GARDENS, as of record in Plat Book 2900, Page 101, Register's Office for said County. Said Lot fronts 124.2 feet on the South side of Welcome Lane and runs back 167.7 feet on the West line and 114.1 feet on the East line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Amy P. Greene, by Quitclaim Deed from Scott T. Perry, a married man, of record in Instrument No. 20231120-0090343, in the Register's Office of Davidson County, Tennessee, dated November 20, 2023 and recorded on November 20, 2023.

Being the same property conveyed to Amy P. Greene, life tenant and remainderman; Scott T. Perry, remainderman, by Quitclaim Deed from Amy P. Greene, Trustee under the Revocable Trust Agreement of Margaret D. Perry, dated April 26, 2017, of record in Instrument No. 20231120-0090342, in the Register's Office of Davidson County, Tennessee, dated November 20, 2023 and recorded on November 20, 2023.

Being the same property conveyed to Amy P. Greene, Trustee of the Revocable Trust Agreement of Margaret D. Perry, dated April 21, 2017, by Quitclaim Deed to Trustee from Margaret D. Perry (a widow), of record in Instrument No. 20170523-0051218, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on May 23, 2017.

Being the same property conveyed to Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, by Warranty Deed from Gene B. Perry and wife, Margaret D. Perry, of record in Book 3343, Page 163, in the Register's Office of Davidson County, Tennessee, dated February 12, 1962 and recorded on February 23, 1962. The said Charles A. Wheeler, Jr. died on March 28, 2004, leaving Alice Thorne Wheeler as surviving tenant by the entirety.

This is improved property located at: **1704 Welcome Lane, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2024.

GRANTOR:

Amy P. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amy P. Greene, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **August 14, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

8/14/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025