Prepared by & return to:
Priority Title, LLC
239 Veterans Parkway Ste B
Murfreesboro, TN 37129

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $730,000.00

Karen Johnson Davidson County
Batch# 1175409 DEEDWARR
08/29/2024 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20240829-0066649

Affiant

Subscribed and sworn to before me this 28 day of August, 2024.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/7/2026

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel:
Enrique Selman 2727 Alameda St. Nashville TN 37208	New Owners 2727 Alameda St. Nashville TN 37208	129-10-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HELEN KYGER SMITH s/p/a HELEN SMITH, windowed, have bargained and sold and by these presents do hereby transfer and convey unto ENRIQUE SELMAN, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot No. 48, on the Plan of West Meade Park, Inc., Section 3, of record in Book 3300, Page 23, Register's Office for Davidson County described as follows:

Beginning on the Southeasterly margin of Ellesmere Road at the corner of Lots Nos. 47 and 48 on said plan; thence with the line between said Lots Nos. 47 and 48, South 39 degrees 51 minutes East 354.8 feet to a point; thence South 27 degrees 41 minutes West 179.1 feet to the Southeast corner of part of Lot No. 48 conveyed to James T. Patterson, of record in Book 3503, Page 20, said Register's Office; thence with Patterson's line North 39 degrees 30 minutes West 430.2 feet to the

Southeasterly margin of Ellesmere Road; thence along the margin of said Road North 53 degrees 58 minutes East 164.6 feet to the beginning.

Being the same property conveyed to Winthrop P. Smith and wife Helen Kyger Smith also known as Winthrop Smith and Helen Smith by Warranty Deed from Frank F. Ghertner and wife Barbara S. Ghertner of record in Instrument No. 20060613-0070117, Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 13, 2006. Winthrop P. Smith is now deceased having died January 15, 2024, leaving Helen Kyger Smith s/p/a Helen Smith sole survivor of the tenancy by the entirety.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ENRIQUE SELMAN, his heirs and assigns, forever; And I do covenant with ENRIQUE SELMAN, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title of said land to ENRIQUE SELMAN, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

WITNESS my hand, this 27th day of August, 2024.

Helen Smith

Helen Smith

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named HELEN SMITH, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2024.

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Jessica Jones

Notary Public

My Commission Expires: 05-17-2028

Certificate of Authenticity

I, Holly A. Mason, 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 28, 2024.

Affiant Signature

8/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY