Karen Johnson Davidson County
Batch # 1180831 DEEDWARR
09/12/2024 09:45:55 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20240912-0070336

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

13-NSH24-08053

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $265,000.00 AS, C, AS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

Address of New Owner:	Send Tax Bills to:	Tax Information:
Proverbs Build Homes, LLC 3807 E. Ridge Drive Nashville, TN 37211	← Same	148-06-0-019-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joyce Smith, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Proverbs Build Homes, LLC, a Tennessee limited liability company,** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 23 on the Plan of Murray Heights, of record in Book 2663, page 37, Register's Office for said County, as follows:

Said Lot No. 23 fronts 75 feet on the westerly side of Eastridge Drive and runs back 300.32 feet on the northerly line and 312.1 feet on the southerly line to a dead line measurting 77 feet there on.

Being the same property conveyed to Enoch L. Smith and wife, Joyce E. Smith by Warranty Deed from Gary N. Pace and wife Patricia S. Pace of record as book 4024, page 710 in the Register's Office for Davidson County, Tennessee, dated June 7, 1966 and recorded on June 10, 1966.

Enoch L. Smith departed this life on June 21, 2009, therefore vesting in Joyce E. Smith by rights of surviorship.

Parcel Number 148-06-0-019-00
Being also known as 3807 E Ridge Dr, Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3807 E. Ridge Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of August, 2024

Joyce Smith
Joyce E. Smith

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joyce E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Murfreesboro, Tennessee, this 23rd day of August, 2024.

Susan Morelli
Notary Public

My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD