Karen Johnson Davidson County
Batch # 1182246 DEEDWARR
09/16/2024 03:27:21 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20240916-0071459

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Amanda Allen
Affiant

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26
File No. G24-21790

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kalee J. Smyth and Charles Smyth	WELLS FARGO BANK N.A.	95-5-A-63 CO
(NAME)	(NAME)	
2104 FARLEY PLACE	2701 WELLS FARGO WAY	
(STREET ADDRESS)	(STREET ADDRESS)	
NASHVILLE, TN 37210	MINNEAPOLIS, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Juan Garcia Rodriguez, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kalee J. Smyth and Charles Smyth, wife and husband**, 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:

Being Lot No. 63, of Belle Acres, Section One, of record in Book 5200, page 144, as amended in Book 5412, Page 771, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 63 fronts 55.0 feet along the westerly margin of Farley Place and extends back 53.41 feet along the southerly line and 85.43 feet along the northerly line to a line in the rear on which it measures 63.64 feet.

Being the same property conveyed to Juan Garcia Rodriguez, an unmarried man by Deed dated May 18, 2021 from James C. Howard, a single man, recorded May 20, 2021, in Instrument Number 20210520-0068741, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

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

This is improved property, known as 2104 Farley Pl, Nashville, TN 37210.

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.

Witness my/our hand(s) this 5th day of September, 2024.

Juan Garcia Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared Juan Garcia Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2024.

Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066