Prepared by
Record and Return to
Chapman and Ros
10 Burton Hills
Nash

WARRANTY DEED

Karen Johnson
Batch # 1189850
10/04/2024 10:01:22 AM
Fees: $13.00 Taxes: $3,052.50
20241004-0077126

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Haverkamp	Dave Haverkamp	
(NAME)	(NAME)	
1512 Gale Lane	700 12th Ave Street, #1402	117-08-0-195.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **JOY MIGNON SMELSER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HAVERKAMP, UNMARRIED MAN,** 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 the easterly 60 feet front of Lot No. 242 on the Plan of Victoria Place of record in Book 332, Page 10, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 60 feet on the northerly side of Gale Avenue and runs back 215.5 feet on the easterly line and 223.3 feet more or less on the westerly line to an alley measuring 59 1/2 feet thereon.

Being the same property conveyed to Leslie C. Smelser, married, and Chester H. Smelser, married, each to an undivided 1/2 interest, as tenants in common by Warranty Deed from Richard Lee Hargis and wife, Anita Jones Hargis of record in Book 9551, page 286, Register's Office for Davidson County, Tennessee, dated December 19, 1994.

Being the same property conveyed to Chester H. Smelser and spouse, Pansy J. Smelser by Quitclaim Deed from Leslie C. Smelser and Chester H. Smelser of record in Book 9915, page 48, Register's Office for Davidson County, Tennessee, dated January 2, 1996. The said Chester H. Smelser having died on or about, vesting Pansy J. Smelser as surviving tenant. The said Pansy J. Smelser having died on or about April 18, 2023, with the Estate of Pansy Jo Smelser being administered under Docket No. 23P203, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Last Will and Testament of Pansy Jo Smelser shows devisee of the property in Schedule A to Joy Mignon Smelser, in Instrument NO. 20230914-0072059, Register's Office of Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 1512 Gale Lane, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 3rd day of October, 2024

JOY MIGNON SMELSER

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 Joy Mignon Smelser, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of October, 2024.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Notary Public

CH2024-1219