Karen Johnson Davidson County
Batch# 1195751 DEEDWARR
10/18/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,990.23
20241018-0081226

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249831 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$537,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and ~~subscribed~~ before me this 17 day of October, 2024. Notary Public My Commission Expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of October, 2024, among:

GREGORY JAMES SMITH AND LAUREN PAIGE CLANTON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIZABETH ANNE JOHNSON, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Whispering Hills, Section Four, of record in Plat Book 2900, page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory James Smith and Lauren Paige Clanton, husband and wife by deed from Anthony J. Lopez and Katie Lopez, husband and wife, dated September 2, 2020, of record in Instrument No. 20200904-0101167, Register's Office for Davidson County, Tennessee.

Being also known as 5057 Cherrywood Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gregory James Smith

Lauren Paige Clanton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gregory James Smith and Lauren Paige Clanton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Elizabeth Anne Johnson
Address: 5057 Cherrywood Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Cadence Bank
Address: 2778 W. Jackson St.
City, State, Zip: Tupelo, MS 38801

Tax ID: 161-03-024.00

Tennessee Certification of Electronic Document

I, Sandy Macallum 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 10/17/2024 (date of document).

Affiant Signature

10/17/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

