Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-4438

Karen Johnson Davidson County
Batch # 1196615 DEEDWARR
10/22/2024 01:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,563.25
20241022-0082090

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2024

Notary Public

Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Brittingham and Grace Wiley 2344 Riverside Dr Nashville, TN 37216	Pinnacle Bank 150 3rd Ave. South Ste 1000 Nashville, TN 37201	072-07-0-118.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Kimberly Smith, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Brittingham and Grace Wiley, as joint tenants with right of survivorship

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 Lot No. 4 on the Plan of L. A. Warren's re-subdivision of Block "C" in R. M. Dudley's Subdivision, as of record in Book 843, page 102, Register's Office for said County.

Said Lot No. 4 fronts 70 feet on the westerly side of Riverside Boulevard and runs back 175.5 feet on the southerly line and 150 feet on the northerly line with the southerly margin of Kirkland Avenue to a dead line and measures 51 feet thereon.

Being the same property conveyed to A. Kenneth Traughber and wife, Peggy M. Traughber by Warranty Deed from Nell M. Hopkins, unmarried of record in Book 4294, Page 953, Register's Office for Davidson County, Tennessee, dated December 16, 1968 and recorded on December 17, 1968. The said Peggy M. Traughber died on or about May 10, 2014, leaving A. Kenneth Traughber as surviving tenant. The said A. Kenneth Traughber, also known as Adron Traughber, died on or about September 10, 2022. Reference is made to his last will and testament naming Kimberly Smith as devisee and Executor and admitted to probate in the 2nd Circuit Court for Davidson County, Tennessee, Docket No. 22P2002.

Being the same property conveyed to Kimberly Smith by Executrix's Deed from Kimberly Smith, Executrix for the Estate of Adron Traughber of record in Instrument No. 20230829-0067591, Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 29, 2023.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2344 Riverside Dr, Nashville, TN 37216

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 so 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.

Dated this the 15TH day of October, 2024.

Kimberly Smith

Kimberly Smith

STATE OF TENNESSEE
COUNTY OF KNOX

On this 15TH day of October, 2024, before me personally appeared Kimberly Smith and David Smith, 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 ~~16th~~ 15TH day of October, 2024.

Notary Signature Betty Krachey
My commission expires: 07/07/2027

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 07-07-2027