WARRANTY DEED

Karen Johnson
Batch # 1198924
10/30/2024 04:01:43 PM
Fees: $13.00 Taxes: $684.50

Davidson County
DEEDWARR
2 pgs

20241030-0083849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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
Brigitta Anne Jozefowski and Daniel Raymond Cox	Mr. Cooper	
(NAME) 928 Kemberton Drive	(NAME) 2780 Lake Vista Drive	108 03 0 092.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lewisville, TX 75067	
(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, WE, **IRVING AND DOROTHY SMITH COMMUNITY PROPERTY TRUST FBO TUCKER MALONE SMITH, GAIL SMITH BRADFORD, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIGITTA ANNE JOZEFOWSKI, UNMARRIED AND DANIEL RAYMOND COX, UNMARRIED**, 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. 47B, ZONE LOT DIVISION, LOTS 42-48 & 102-107, SECTION FIVE, PATIO VILLA, of record in Book 5800, Page 335, and as amended in Book 5200, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Irving and Dorothy Smith Community Property Trust FBO Tucker Malone Smith, Gail Smith Bradford, Trustee, by Trustees' Quitclaim Deed from Gail Smith Bradford and Gilbert Lee Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust under Agreement dtd September 1, 2014, as amended and restated October 29, 2015, and as further amended by First Amendment dated April 8, 2016, and Second Amendment dated July 29, 2020 (all of said documents hereinafter collectively referred to as the "Amended and Restated Trust"), of record in Instrument No. 20231221-0098492, in the Register's Office of Davidson County, Tennessee, dated December 15, 2023 and recorded on December 21, 2023.

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 3045 Casa Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PM2024-1191

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 24th day of October, 2024

IRVING AND DOROTHY SMITH COMMUNITY PROPERTY TRUST FBO TUCKER MALONE SMITH

GAIL SMITH BRADFORD, ~~SUCCESSOR CO~~-TRUSTEE

STATE OF Alabama

COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irving and Dorothy Smith Community Property Trust FBO Tucker Malone Smith, Gail Smith Bradford, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2024.

Commission expires: 12-29-2025

ETHAN ODELL GORTNEY COMM. EXP. NOTARY PUBLIC DECEMBER 29, 2025 ALABAMA STATE AT LARGE

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RE-24-3045

PM2024-1191