WARRANTY DEED

Karen Johnson
Batch # 1199431
10/31/2024 10:36:12 AM
Fees: $13.00 Taxes: $1,846.30

Davidson County
DEEDWARR
2 pgs

20241031-0084263

File #24-TC-0620-O

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/7/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Forrest Reilly Smith and Donald Leon Smith		
(NAME)	(NAME)	
620 American Road	New Owner	**090 12 0 077.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

EMILY WHEELER, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

FORREST REILLY SMITH, AN UNMARRIED MAN AND DONALD LEON SMITH, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Plan of CHARLOTTE PARK, SECTION I, of record in Plat Book 2663, Pages 2 through 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Emily Rose Wheeler, LLC, a Tennessee limited liability company, by Warranty Deed from Lesley Merrell Dorris (n/k/a Merrell D. Peck), of record in Instrument No. 20190502-0041111, in the Register's Office of Davidson County, Tennessee, dated April 18, 2019, and recorded on May 02, 2019.

Being the same property conveyed to Emily Wheeler, by Quitclaim Deed from Emily Rose Wheeler, LLC, a Tennessee limited liability company, of record in Instrument No. 20191119-0119294, in the Register's Office of Davidson County, Tennessee, dated November 13, 2019, and recorded on November 19, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION I, as recorded in Plat Book 2663, Page(s) 2-6.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page(s) 11.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2638, Page 490.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9743, Page 820.
* Agreement as set forth in instrument recorded in Book 2593, Page 566.
* Easement for the flow of the waters of Sandy Creek, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Sandy Creek, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 620 American Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th day of October, 2024.

Emily Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2024, before me personally appeared Emily Wheeler, 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 30th day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028