Prepared by:
Record and Return To:
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748417

Karen Johnson
Batch # 1201010
11/04/2024 09:45:17 AM
Fees: $13.00 Taxes: $5,692.80

Davidson County
DEEDWARR
2 pgs

20241104-0085368

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,538,595.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Byrd IV 219 Lauderdale Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103 12 0 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia Smith, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Byrd IV, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 30 feet of Lot No. 10 and the Southerly 45 feet of Lot No. 11 of Block "I" on the Plan of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, in the Register's Office of Davidson County, Tennessee, described as follows:

Said property fronts 75 feet on the Southwesterly side of Lauderdale Road and runs back 122 feet, more or less, on the Northwesterly lot line and 122 1/2 feet, more or less, on the Southeasterly lot line to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to Cynthia Smith, Married, by Quit Claim Deed from Janie M. Smith and husband, James H. Smith, of record in Instrument No. 20190225-0017054, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019. Cindy Lee Angers joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park, Second Section, as recorded in Plat Book 547, Page(s) 175 & 176.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 819, Page 138.

This is improved property located at 219 Lauderdale Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2024.

Cynthia Smith

Cindy Lee Angers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia Smith and Cindy Lee Angers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2024.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028