Karen Johnson Davidson County
Batch# 1203400 DEEDWARR
11/12/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241112-0088046

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

April Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of November, 2024

Carmen Coats
Notary Public

Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jim Simpson and Mary Elizabeth Long Simpson 1001 Mansfield Street Nashville, TN 37206	NEW OWNER	082-08-0-400.00

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,

SMB Investments LLC, a Tennessee Limited Liability Company

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

Jim Simpson and Mary Elizabeth Long Simpson, hsuband and wife

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. 9 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield of record in Plat Book 57, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aligned Realty, LLC by Warranty Deed from Middle TN Investments LLC of record in Instrument No. 20210609-0077603, Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 9, 2021.

Being the same property conveyed to SMB Investments LLC, a Tennessee Limited Liability Company by Warranty Deed from Aligned Realty, LLC, a Utah Limited Liability Company of record in Instrument No. 20230703-0050653, Register's Office for Davidson County, Tennessee, dated June 23, 2023 and recorded on July 3, 2023.

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: 1001 Mansfield Street, Nashville, TN 37206

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 6th day of November, 2024.

SMB Investments LLC, a Tennessee Limited Liability Company

By: _____
Stephen Bradbury, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen Bradbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of SMB Investments LLC, a Tennessee limited liability company, and that he is authorized by SMB Investments LLC, to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal, at office this 6th day of November, 2024.

_____
Notary Signature

My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 6. 2024.

Affiant Signature

11th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

