Karen Johnson Davidson County
Batch# 1207989 DEEDWARR
11/22/2024 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $5,124.50
20241122-0091555

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-5342

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of November, 2024

Rachel Marie Collins
Notary Public

Commission Expires: 3-21-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carson Lucia Morris and Garrett Hugo Thorn 1707 Eastland Avenue Nashville, TN 37206	new owner	083-06-0-240.00

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,

Kevin Smith and Michele Smith, husband and wife

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

Carson Lucia Morris, and Garrett Hugo Thorn, wife and husband,

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 5.0 feet off of the East side of Lot No. 3 and all of Lot No. 4 in Olivia W. Sharpe's Addition to Nashville, a plan of which is of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 3 and Lot No. 4 together front 55.0 feet on the North side of Eastland Avenue and run back Northwardly between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Kevin Smith and Michele Smith, husband and wife by Warranty Deed from Charles D. Moody and Kirsten W.C. Moody, husband and wife of record in Instrument No. 20200203-0012119 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

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: 1707 Eastland Avenue, 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 21st day of November, 2024.

Kevin Smith

Michele Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of November, 2024, before me personally appeared Kevin Smith and Michele 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 21st day of November, 2024.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23512-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/21/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/21/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** November, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

