Warranty Deed

Karen Johnson Davidson County
Batch# 1215400 DEEDWARR
12/12/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20241212-0096403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $799,900.00

Affiant

Subscribed and sworn to before me this the 9th day of December, 2024.

Notary Public

My commission expires 2-19-2026

JOHN RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shannon Chaney Smith	Pinnacle Bank	131-03-0B-133.00-CO
4400 Belmont Park Terrace #133	150 3rd Avenue South #1000	
Nashville, TN 37215	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARA HIGHFIELD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON CHANEY SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Building Site No. 133 on the plan of Arden Place, section Two, of record in Plat Book 4675, Page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description thereof.

Being the same property conveyed to Donna Lile, unmarried by Warranty deed from Peter E. Pent and wife, Dara M. Pent and Helen R. Phipps, unmarried of record in Instrument No. 20150420-0034862 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 20, 2015.

Being the same property conveyed to Donna H. Lile, Trustee of the Donna H. Lile Revocable Living Trust, dated July 21, 2021 by Warranty Deed from Donna Lile, Unmarried of record in Instrument No. 20210812-0108617 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on August 12, 2021.

Being the same property conveyed to Cara Highfield, an unmarried woman by Warranty Deed from Donna H. Lile, Trustee of the Donna H. Lile Revocable Living Trust dated July 21, 2021 of record in Instrument No. 20230913-0071911 Register's Office for Davidson County, Tennessee, dated September 05, 2023 and recorded on September 13, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4400 Belmont Park Terrace #133, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th 6th day of December, 2024.

Cara Highfield

Cara Highfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cara Highfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of December, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 12/6/24 (date of document).

Affiant Signature

12/11/24
Date

State of Tennessee

County of Rutherford

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

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025