WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222969 DEEDWARR
01/03/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250103-0000505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Dec, 2024

Notary Public

MY COMMISSION EXPIRES: 8-12-2028

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1754

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eden Marie Cohen	American Pacific Mortgage Corporation	095-08-0-076.00
(NAME)	(NAME)	
228 Graylynn Drive	3000 Lava Ridge Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Justin Robert Smith and Sydney Saunders Smith, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eden Marie Cohen, unmarried woman,** 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. 165, on the plan of Eva-More Heights, Section Two, as shown on plat of record in Book 1835, Page 30, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Justin Robert Smith and Sydney Saunders Smith, husband and wife by Warranty Deed from Angela R. Metcalf and David T. Metcalf of record in Instrument No. 20200514-0050111 Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on May 14, 2020.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 30, Register's Office for Davidson County, Tennessee.

This property, known as 228 Graylynn Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 26 DAY OF December, 2024.

Justin Robert Smith

Sydney Saunders Smith

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Justin Robert Smith and Sydney Saunders Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of December, 2024.

Notary Public: Michael J O'Sullivan

My commission expires: 2/15/2030

(SEAL)

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

True Copy Certification

I, Yvette Meldrum, 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 December 26, 2024

Signature
December 26, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 26, 2024

Notary's Signature

My Commission Expires: 10-25-26

