This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5082-AP

Karen Johnson Davidson County
Batch# 1239089 DEEDWARR
02/20/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250220-0012623

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2025.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Herbert Aubrey Grant Vanessa J. Kirschke 680 Granwood Boulevard Nashville, TN 37138	American Pacific Mortgage Corporation 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	063-16-0A-087-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Walter Wayne Smith and Marilyn Nan Smith, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Herbert Aubrey Grant and Vanessa J. Kirschke, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 310, on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, as of record in Plat Book 6900, pages 550, 551 and 552, and as corrected by Certificate of Correction of record in Book 7462, page 445, and further amended by Amendment to Change Subdivision Name of record in Book 8181, page 112, and further amended as to Minimum Setback Line of record in Book 9958, page 398, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Walter Wayne Smith and Marilyn Nan Smith, husband and wife by Warranty Deed from Billy Price and wife, Holly Price, dated January 5, 2021, recorded January 6, 2021, of record in Instrument No. 20210106-0002742, Register's Office for Davidson County, Tennessee.

This is improved property located at: **680 Granwood Boulevard, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number 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 20th day of February, 2025.

GRANTOR:

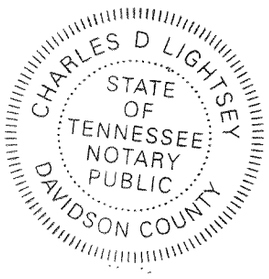
Walter Wayne Smith

Marilyn Nan Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter Wayne Smith and Marilyn Nan Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of February, 2025.



Notary Public
My Commission expires: 3/3/26

202502200012623

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 2/20/2025.

Affiant Signature

2/20/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/20/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY