WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284274 DEEDWARR
06/13/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250613-0046133

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 8/2/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
David Graham and Katherine Graham		34-14-60
(NAME)	(NAME) New Owner	
1416 Bain Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250704

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, I/we, **Douglas J. Smith and Robin L. Smith, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Graham and Katherine Graham, husband 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.

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 45 on the Plan of Stanley Heights, as shown on plat of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 45 fronts 60 feet on the easterly side of Bain Drive and extends back 120 feet on the northerly line and 120 feet on the southerly line, to a dead line in the rear on which measures 73.8 feet.

BEING the same property conveyed to Douglas J. Smith and Robin L. Smith, husband and wife, by Warranty Deed from Family Trust Services, LLC, a Tennessee limited liability company, dated 01/31/2019, and filed of record in Inst. No. 20190201-0009705, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3406, page 286, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to a permanent telecommunications easement appearing of record in Inst. No. 20120228-0017172, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1416 Bain Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

2025 0427

Witness my hand this 22 day of May 2025

Douglas J. Smith

Robin L. Smith

STATE OF Tennessee)
County OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Douglas J. Smith and Robin L. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 **of May, 2025.**

Notary Public
My Commission Expires:

7/7/2027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 5/22/25 (date of document).

Affiant Signature

6/7/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON