Karen Johnson Davidson County
Batch# 1285008 DEEDWARR
06/16/2025 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20250616-0047162

8314

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 1, 2027

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth J. Smith Zachary V. Smith	First-Citizens Bank & Trust	155080E05300CO
(NAME)	(NAME)	
7513 Henderson Drive	P.O. Box 11757	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, SC 29211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Timothy B. Beckner and Lisa Beckner, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth J. Smith and Zachary V. Smith, 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:

BEING Lot No. 4 of River Ridge Subdivision, Section I, as shown by plat of record in Plat Cabinet "A", Envelope 169, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy B. Beckner and Lisa Beckner, husband and wife by deed from Ricky H. Blanton and Vicki L. Blanton, husband and wife, dated 2-1-22 of record in Record Book D371, Page 350, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 7513 Henderson Drive, Nashville, TN 37221
(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 my/our hands this 11th day of June, 2025.

Timothy B. Beckner

Lisa Beckner

State of Tennessee
County of Rutherford

Personally appeared before me Timothy B. Beckner and Lisa Beckner, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of June, 2025.

Notary Public Carla R. Dillard
My Commission Expires: 2.8.27

File No.: 3218

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Certificate of Authenticity

I, Anthony N. Greco, 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 the 11 day of June, 2025

Anthony N. Greco, Affiant — 6-11-2025 Date

State of Tennessee)
County of Davidson)

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

Commission Expires: July 17, 2027

Notary Public

ERNEST P. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027