Karen Johnson Davidson County
Batch# 310152 DEEDWARR
11/04/2019 11:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,424.13
20191104-0113334

Warranty Deed

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $384,900.00 Affiant Subscribed and sworn to before me, this the 1st day of November, 2019. Notary Public My commission expires:

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:
Joshua Paul Tenisci	SAME	072-10-0U-002.00-CO
1300A Monetta Avenue		
Nashville, TN 37216		

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, **GILBERT SMITH AND BRENDA JEAN SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA PAUL TENISCI, UNMARRIED MAN**, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1300 Monetta Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160108-0002248 and amended in Instrument No. 20170112-0003678 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Carlberg, unmarried, and Gilbert Smith, married, as tenants in common with rights of survivorship by Warranty deed from M Squared LLC, a Tennessee limited liability company of record in Instrument No. 20161221-0133991 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 21, 2016 and Instrument For Correction of Warranty Deed recorded on January 11, 2018 in Instrument No. 20180111-0003816 and also Scrivener' s Affidavit recorded on January 18, 2018 in Instrument No. 20180118-0005342.

Being the same property conveyed to Gilbert Smith and Brenda Jean Smith, husband and wife by Quitclaim deed from Brittany Carlberg, unmarried of record in Instrument No. 20170112-0003486 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 12, 2017.

Being the same property conveyed to Gilbert Smith and Brenda Jean Smith, husband and wife by Quitclaim deed from Brittany Carlberg, unmarried of record in Instrument No. 20180117-0004881 Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 17, 2018.

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 1300A Monetta Avenue, Nashville, TN 37216, 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 1st day of November, 2019.

Gilbert Smith

Brenda Jean Smith

Brenda Jean Smith

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 Gilbert Smith and Brenda Jean Smith, 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 30th day of October, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, Delana Louhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Delana Louhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19