Karen Johnson Davidson County
Batch# 384874 DEEDWARR
04/13/2020 02:47:11 PM 3 pgs
Fees: $18.00 Taxes: $2,308.43
20200413-0038453

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville TN 37215	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $623,900.00 Affiant Subscribed and sworn to before me, this 8th day of April, 2020. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Tyler G. Smith, Taylor M. Smith & Sherri L. Smith 860B Kirkwood Ave Nashville, TN 37204	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 118-01-40-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDRES H. CARLOS, A SINGLE MAN, AND CAROLYN J. WHITT, A SINGLE WOMAN** ("Grantors"), have this day bargained and sold, and co hereby transfer and convey to **TYLER G. SMITH & TAYLOR M. SMITH, HUSBAND AND WIFE and SHERRI L. SMITH, MARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Homes at 860 Kirkwood, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 860 Kirkwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151110-0114329, Register's Office for County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANDRES H. CARLOS AND WIFE, CAROLYN J. WHITT, by deed from ASPEN CONSTRUCTION HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160620-0062442, dated June 17, 2016, said Register's Office. Pursuant to that certain Final Judgment of Divorce filed in the Circuit Court of Shelby County, Alabama, No: 58-DR-2018-900021.00, Andres H. Carlos and Carolyn J. Whitt are no longer married.

This is improved property commonly known as: **860B Kirkwood Ave, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7 day of April, 2020.

ANDRES H. CARLOS

CAROLYN J. WHITT

STATE OF Alabama)
)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDRES H. CARLOS**, 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 and official seal at office this 7th day of April, 2020

Lee Richardson Sherling
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 10/29/2022

LEE RICHARDSON SHERLING
Notary Public, Alabama State At Large
My Commission Expires Oct. 29, 2022

STATE OF Alabama)
)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN J. WHITT**, 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 and official seal at office this 7th day of April, 2020

Lee Richardson Sherling
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 10/29/2022

LEE RICHARDSON SHERLING
Notary Public, Alabama State At Large
My Commission Expires Oct. 29, 2022