ADDRESS NEW OWNER: Nia Hatcher
3401 Anderson Road #88
Antioch, TN 37013

SEND TAX BILL TO: NEW OWNER

Karen Johnson Davidson County
Batch# 391491 DEEDWARR
04/24/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20200424-0043346

MAP-PARCEL NOS. 136-15-0B-137.00 CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **John Mischke, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nia Hatcher, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 88, on the plan of a Horizontal Property Regime (Private Element) Phase 3, SMITH SPRINGS Townhomes, of record in Instrument No. 20040319-0031383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Mischke from Torian J. Hodges-Finch, unmarried, by Warranty Deed recorded on January 24, 2020, in Instrument No. 20200124-0008956 and corrected by Scrivener's Affidavit of record in Instrument No. 20200326-0033110, said Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

This is property with a common address of 3401 Anderson Rd, # 88, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20040319-0031383, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restirctions of record in Book 11666, Page 151; Instrument No. 20030115-0006563; Instrument No. 20050301-0022516; Instrument No. 20110816-0063130; and Instrument No. 20020730-0080392, said Register's Office.(4) Articles of Incorporation for Smith Springs Townhomes Homeowners Assocaition of record in Book 11666, Page 149, said Register's Office.(5) Articles of Amendment to the Articles of Organization of McEwen Development, LLC, now known as Regent Development, LLC, in Instrument No. 20000316-0020959, said Register's Office.(6) By-Laws of record in Book 11666, Page 191, said Register's Office.(7) Conveyance of Open Space to Smith Springs Townhomes Homeonwers Association of record in Instrument No. 20000111-0003643 and Instrument No. 20182020-0010921, said Register's Office.(8) Stormwater Detention Agreement of record in Book 11540, Page 482; Instrument No. 20171127-0120856; and Book 11628, Page 8, said Register's Office.(9) Specific Limited Power of Attorney executed by John Mischke appointing Kara Mischke his true and lawful attorney of record in Instrument No. 20200124-0008955, said Register's Office.(10) Scrivener's Affidavit of record in Instrument No. 20200326-0033110, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of April 2020.

John Mischke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John Mischke,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of April 2020.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $208,000.00.

Affiant

Subscribed and sworn before me this 23 day of April 2020.

Notary Public
My Commission Expires: 10/2/2023

File No. 2003K060

Certificate of Authenticity

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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21