Karen Johnson Davidson County
Batch# 402878 DEEDWARR
05/19/2020 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20200519-0052163

(2)
STATE OF Tennessee
COUNTY OF ~~Sumner~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500 00

Iesha N. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 6th day of May, 2020.

Brandie A. Phillips
Notary Public
MY COMMISSION EXPIRES 10-21-20
File No 20-8371

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Iesha N Smith (NAME)	New Owner (NAME)	041-03-0A-030 00 CO
1605 Good Day Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Bryan Black**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iesha N. Smith, an unmarried woman**, 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:

LAND in Davidson County, Tennessee, being all of Lot No 65, on the Final Plat of Section One, Vantage Pointe (formerly North Forty), as shown by plat appearing of record in Instrument Number 20031017-0154221, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot

BEING the same property conveyed to Bryan Black, an unmarried man, by Warranty Deed from Duane M. Hudson, married, dated 12/5/2011 and recorded 12/8/2011 in Instrument Number 20111208-0095838, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1 Subject to Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20060830-0107227, as amended in Instrument Number 20061002-0121913, Register's Office for Davidson County, Tennessee

2 Subject to HOA Charter of record in Instrument Number 20060829-0106727, Register's Office for Davidson County, Tennessee

3 Subject to Stormwater Detention Agreement of record in Instrument Number 20011102-0119701, Register's Office for Davidson County, Tennessee

4 Subject to all existing easements and other matters shown on plat of record in Instrument Number 20031017-0154221,

Register's Office for Davidson County, Tennessee.

5. This property is not subject to mandatory HOA Dues.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Bryan Black is signed by his duly appointed Attorney-in-fact Diana Ramos, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

202005190052162

This is improved property, known as 1605 Good Day Court, Nashville, TN 37207.

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. Whenever 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 hand(s) this 6th day of May, 2020.

Bryan Black by Diana Ramos, his Attorney in Fact
Bryan Black by Diana Ramos, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of May, 2020, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Diana Ramos, attorney-in-fact for Bryan Black, with whom I am personally acquainted, and who acknowledged that Diana Ramos executed the within instrument for the purposes therein contained, and who further acknowledge that Diana Ramos is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of May, 2020.

Obiageli Atabansi
Notary Signature
My commission expires: 7/24/2020

OBIAGELI ATABANSI NOTARY PUBLIC EXP. JULY 24, 2020 HENRY COUNTY, GA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF TN
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **06/21/2020**
Commission #: **na**