Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 439376 DEEDWARR
07/17/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20200717-0078578

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $849,900.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2020.

Notary Public
My Commission Expires:

2020-335

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ryan C. Smithson and Justin L. Crouch | | |
| 904B Woodmont Boulevard | NEW OWNER | 118-10-0J-002.00-CO |
| Nashville, TN, 37205 | | |

## WARRANTY DEED

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 hereby acknowledged, we

**Michael Allison,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Ryan C. Smithson, a registered domestic partner and Justin L. Crouch,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 904 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, a Condominium Development of record as Instrument No. 20191210-0127434 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 Michael Allison by Warranty deed from Alvin M. Lee and Randall R. Lee and Albert H. Lee of record in Instrument No. 20190919-0095434 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on September 19, 2019.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **904B Woodmont Boulevard, Nashville, TN 37205.**

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 our hands this 15th day of July, 2020.

Michael Allison

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

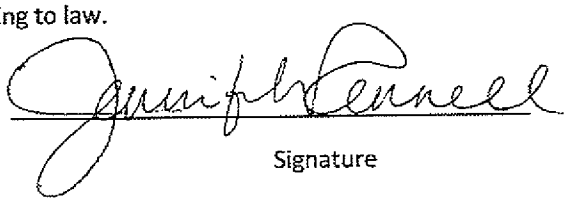
Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

# True Copy Certification

I, **Jennifer Pennell**, 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.

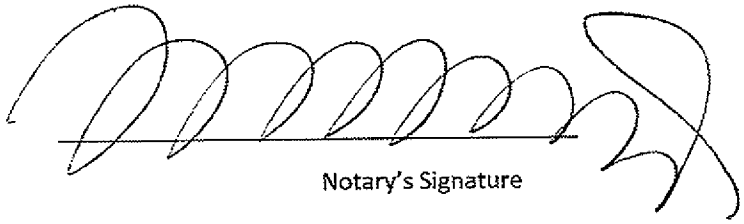


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

