THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728699

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $446,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 481267 DEEDWARR
09/23/2020 09:06:32 AM 2 pgs
Fees: $13.00 Taxes: $1,650.20

20200923-0108994

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer A. Cash 9028 Macauley Lane Nolensville TN 37135	New Owner	Tax Parcel ID No. 186 04 0A 393.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tina L. Smith, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer A. Cash, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 393 on the Final Plat Burkitt Place, Phase 2D, Section 2, "Cluster Lot Subdivision" PUD #:2004P-035G12, of record in Instrument No. 201508180082791, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tina L. Smith, a single person by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20160906-0092972, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burkitt Place, Phase 2D, Section 2, "Cluster Lot Subdivision" PUD #: 2004P-035G12, as recorded in 201508180082791.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304 and assignment of Developer's Rights recorded in Instrument No. 20120106-0001500.

This is improved property located at 9028 Macauley Lane Nolensville TN 37135

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 11th day of September, 2020.

Tina L. Smith by John Rula as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Rula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Tina L. Smith and that he is authorized by Tina L. Smith to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of September, 2020.

Notary Public
My Commission Expires: _____

