Karen Johnson Davidson County
Batch# 496928 DEEDWARR
10/16/2020 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20201016-0120608

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829913** JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this 15th day of October, 2020. Julie Bailey Notary Public My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner: Cheyenne Smith and Amy L. Smith 609 Lischey Avenue Nashville TN 37207	Send Tax Bills To: Pinnacle Bank 4328 Harding Road Nashville, TN 37205	Tax Information: Tax Parcel ID No. 082 07 0 361.00

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, **Michael T. Davis and Nora L. Mata Davis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheyenne Smith and Amy L. Smith, husband and wife**, ("Grantees"), its 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 Lot(s) 5, as shown on the map entitled Village Manor, of record in Plat Book 3300, Page 55, 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 Michael T. Davis and Nora L. Mata Davis, husband and wife by QuitClaim Deed from Chad W. Davis, of record in Instrument No. 20180124-0007255, in the Register's Office of Davidson County, Tennessee, dated September 1, 2017 and recorded on January 24, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village Manor, as recorded in Plat Book 3300, Page(s) 55.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23, Book 3375, Page 261 and Book 3399, Page 276.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 609 Lischey Avenue Nashville TN 37207

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 15th day of October, 2020.

Michael T. Davis

Nora L. Mata Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. Davis and Nora L. Mata Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022