Karen Johnson Davidson County
Batch# 508905 DEEDWARR
11/04/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20201104-0129330

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Molly Smith	SWBC Mortgage Corp.	Parcel ID: 082-16-0B-203.00
(NAME) 937 Russell Street	(NAME) P.O. Box 11733	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Martha A. Brown, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Molly Smith, a single woman and Christopher Smith and Kathie Smith, husband and wife, as tenants in common with rights of survivorship**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 203 of Russell Street Commons II, Lot 2 of Aeby Subdivision III, a Condominium, a Horizontal Property Regime, located on Russell Street, Nashville, Tennessee, as shown on the plat of Russell Street Commons II, Lot 2 of Aeby Subdivision III, Condominium apartments, recorded in Plat Book 6900, Page 89, as amended in Book 7049, Page 201, said Register's Office, and described in a Master Deed recorded in Book 6928, Page 645, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Russell Street Commons II, Lot No. 2 of Aeby Subdivision III, Condominium Apartments contained in the Master Deed recorded in Book 6928, Page 645, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part of hereof the same as though copied herein, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Martha A. Brown and Kenneth M. Hurvitz, wife and husband, by Warranty Deed from James L. Maddux, married dated August 21, 2014 recorded August 27, 2014, of record as Instrument No.

20140827-0077933 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Martha A. Brown, a single woman, by Quitclaim Deed from Kenneth M. Hurvitz, a single man dated April 11, 2016 recorded April 11, 2016, of record as Instrument No, 20160411-0034691 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 937 Russell Street, #203, Nashville, TN 37206

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 30th day of October, 2020.

Martha A. Brown

STATE OF TENNESSEE

COUNTY OF Wilson

I, the undersigned, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Martha A. Brown, a single woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2020.

Notary Public

My Commission Expires: 6/13/2024

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY