Karen Johnson Davidson County
Batch# 542996 DEEDWARR
12/29/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20201229-0153849

Name and Address of New Owner:
Harmony Homes of Tennessee, LLC
4337 Manson Pike
Murfreesboro, TN 37129

Send Tax Statements To:
Harmony Homes of Tennessee, LLC
4337 Manson Pike
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20122608

Map and Parcel: p/o 091 02 0 013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan H. Smith and Anne M. Smith, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Harmony Homes of Tennessee, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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, and being all of Unit No. B, according to Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 2606 New York Avenue, a Horizontal Property Regime with Private Elements of same appearing of record in Instrument No. 20201217-0149280, in the Register's Office for Davidson County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more accurate and complete description of said unit.

Being a portion of the same property conveyed to Jonathan H. Smith and Anne M. Smith, husband and wife, by Warranty Deed filed for record on March 26, 2015 in Instrument Number 20150326-0026036, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per Book 161, page 75, and all matters of unrecorded plat which sets out subdivision of subject Block C, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 6206 New York Avenue Unit B, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 18th day of December, 2020.

Jonathan H. Smith

Anne M. Smith

State of Tennessee

County of Rutherford

Personally appeared before me, Jonathan H. Smith and Anne M. Smith with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of December, 2020.

Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of December, 2020.

Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

