Karen Johnson Davidson County
Batch# 572441 DEEDWARR
02/10/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20210210-0019396

This Instrument Prepared By:
Marshall County Title & Escrow, Inc.
107-B West Commerce Street
Lewisburg, Tennessee 37091
Phone: 931/359-0842

Send Tax Statements To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

For Property Assessment Purposes:
Map and Parcel 103 02 0W 005.00
Office of Davidson County, Tennessee Assessor of Property
Property Address: 122 Oceola Avenue #E, Nashville, TN 37209

WARRANTY DEED FROM: **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

TO: **KAYLIN M. ROBERSON, A SINGLE WOMAN, AND JAMES A. ROBERSON AND VALERIE ROBERSON, HUSBAND AND WIFE**

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, the undersigned, **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILIT COMPANY,** has this day bargained and sold, and do hereby sell, transfer and convey unto **KAYLIN M. ROBERSON, A SINGLE WOMAN, AND JAMES A. ROBERSON AND VALERIE ROBERSON, HUSBAND AND WIFE**, their heirs and assigns in fee simple, all its right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit E of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170623-0063686, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170623-0063686, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

This is a portion of the same property conveyed to SMH Development, LLC, a Tennessee Limited Liability Company, from Robert Shuler, an unmarried man, by Deed dated November 5, 2020, and recorded November 12, 2020, as Instrument #20201112-0132858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way and utilities which may affect the property.
2. Subject to Plat Map found on Page 15 in Master Deed 20170623-0063686, as amended in 20171116-0117901, Register's Office of Davidson County, Tennessee.
3. Easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170623, and Bylaws appended thereto as Exhibit "C", said Register's Office.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTOR covenants that it is lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 10th day of February, 2021.

SMH DEVELOPMENT, LLC

BY: Scott Hammrich
SCOTT HAMMRICH, MANAGER

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public in the County and State aforesaid, **SCOTT HAMMRICH,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is **Manager** of **SMH DEVELOPMENT, LLC,** A Tennessee Limited Liability Company, the maker, and is authorized by the **SMH DEVELOPMENT, LLC** to execute this instrument on its behalf.

Witness my hand at office this 10th of February, 2021.

Vickie Hay
NOTARY PUBLIC My Commission expires 11/30/2024.

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the value or consideration of this conveyance is $23,000.00.

Linda C. Sanders
Affiant

Sworn to and subscribed before me this 10th day of February, 2021.

Vickie Hay
NOTARY PUBLIC My Commission expires 11/30/2024

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.