Karen Johnson Davidson County
Batch# 578053 DEEDWARR
02/25/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20210225-0023543

WARRANTY DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Pretorius	NEW OWNER	075120F10300CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 350		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dewayne Smith and Monica B. Smith, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Pretorius and Amanda Pretorius, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 103 aka Unit 350, Tulip Cove Townhomes, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended at Instrument Nos. 20080103-0000699 and 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mitchell Pearl, an unmarried individual by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, dated , of record in Instrument 201312100125151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dewayne Smith and Monica B. Smith, husband and wife by Warranty Deed from Mitchell Pearl, an unmarried man, dated 08/20/2019 and recorded 08/21/2019, of record in Instrument 201908210083959, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on Boundary Plat Instrument 200505170055768, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200505250059119 and Amendment Declarations of record in Instrument 200801030000699 and Instrument 201205210043906, (3) Easement recorded in Book 4123, Page 640, (4) Easement recorded in Book 10413, Page 841, (5) StormWater Detention Agreement of record in Instrument 200406090068086, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 735 Tulip Grove Road, Unit 350, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19 day of February, 2021.

Monica B. Smith

Dewayne Smith

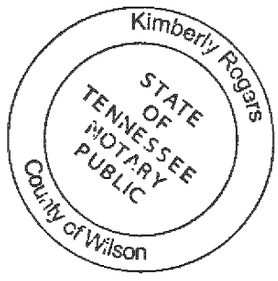
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dewayne Smith and Monica B. Smith,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of February, 2021.

Notary Public

My Commission Expires: 6.9.2024



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1085859
Warranty Deed TN

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/24

{Notary' Seal}

