When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite 130
Hendersonville, TN 37075
File Number: 5-11091-RL-sb

Karen Johnson Davidson County
Batch# 596407 DEEDWARR
03/22/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20210322-0037226

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~SUMNER~~ Sacramento

The actual consideration or value, whichever is greater, for this transfer is **$407,500.00**.

Affiant

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2023

Subscribed and sworn to before me, this the 17th 18th day of March, 2021.

Notary Public
My Commission Expires: 11/26/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cynthia D. Smith 1509 Roundhill Court Nashville, TN 37211	Cynthia D. Smith 1509 Roundhill Court Nashville, TN 37211	172 12 0A 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Felicia Case, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Cynthia Smith, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs 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, being Lot No. 340 on the Plan of Section Three Bradford Hills, of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Felicia Case, an unmarried woman, by Warranty Deed from Frederick Williams, an unmarried man and Joseph Andrews, an unmarried man, of record in Instrument No. 20200724-0081542, in the Register's Office of Davidson County, Tennessee, dated July 20, 2020 and recorded on July 24, 2020.

Being the same property conveyed to Joseph Andrews, an unmarried man, and Frederick Williams, an unmarried man by Warranty Deed from Brian Elliott and wife, Gwen Elliott, of record in Instrument No. 20070629-0078086, in the Register's Office of Davidson County, Tennessee, dated June 28, 2007 and recorded on June 29, 2007.

This is improved property located at: **1509 Roundhill Court, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of March, 2021.

GRANTOR:

Felicia Case

Felicia Case

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Felicia Case, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202103220037226

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

