Karen Johnson Davidson County
Batch# 608509 DEEDWARR
04/07/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210407-0045536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON ~~31ST~~ 1st DAY OF ~~MARCH~~ April 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1422

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Johnise Jones	Colten Mortgage, LLC	075-12-0C-038.00-CO
743 Tulip Grove Road, Unit 703	6021 S Syracuse Way, Suite 104	
Hermitage, TN 37076	Greenwood Village, CO 80111	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL D. SMITH AND JUDITH K. SMITH, CO-TRUSTEES OF THE REVOCABLE TRUST OF MICHAEL D. SMITH AND JUDITH K. SMITH, DATED NOVEMBER 2, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHNISE JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot and Unit 702 in Building 7, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument number 20001010-0100359, Register's Office for Davidson County, Tennessee, tow hich Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael D. Smith and Jusith K. Smith, Trustee of the Revocable Trust of Michael D. Smith and Judith K. Smith, dated November 2, 2018 of record in Instrument No. 20181205-0118593, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Michael D. Smith by Warranty Deed from Dana T. Pendarvis f/k/a Dana K. Turner, married, dated March 22, 2007, recorded on 03/26/2007, in Instrument No. 20070326-0035689, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 743 Tulip Grove Road, Unit 703, Hermitage, TN 37076

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), their heirs and/or 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), their heirs and/or 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/my hand on the 31st day of March, 2021.

Michael D. Smith and Judith K. Smith, co-Trustees of the Revocable Trust of Michael D. Smith and Judith K. Smith, dated November 2, 2018

BY: _____
Michael D. Smith
co-Trustee

BY: _____
Judith K. Smith
co-Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Michael D. Smith and Judith K. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March 2021.

_____
Notary Public
My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

