Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me this 4th day of May, 2021.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 632645 DEEDWARR
05/10/2021 02:03:23 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20210510-0062619

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brittany E. Smith and Scott W. Smith 5720 Brentwood Mill Trace Brentwood, TN 37027	new owner	160-14-0B-020-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Black Agnes Investments, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brittany Elise Smith and Scott W. Smith, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5720 on the Plan of 2nd Revision, Brentwood Trace Condominiums, a Horizontal Property Regime, of record in Book 5200 Page 261, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made apart hereof by reference.

Being the same property conveyed to Black Agnes Investments, LLC, a Tennessee Limited Liability Company, by deed from Beverly Diane Baham, unmarried, of record in Instrument No. 20170619-0060933, Register's Office for Davidson County, Tennessee, and dated June 15, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brentwood Trace Condominiums of record in Book 5200 Page 261 Register's Office for Davidson County, Tennessee.

2. Creation of Easement for ingress, egress, public utilities, and drainage of record in Book 4831 Page 125 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 5524 Page 424 and amended in Book 5537 Page 988 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 5524 Page 424 and amended in Book 5545 Page 510 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5720 Brentwood Trace, Brentwood, TN 37027

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of April, 2021.

Black Agnes Investments, LLC, a Tennessee Limited Liability Company

By: _____
Wallace Huntington Dunbar, III, Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Wallace Huntington Dunbar, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Black Agnes Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Wallace Huntington Dunbar, III as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in Franklin, this 30th day of April, 2021.

_____
Notary Signature

My commission expires: 4/12/23

