Karen Johnson Davidson County
Batch# 633666 DEEDWARRSP
05/11/2021 03:04:55 PM 5 pgs
Fees: $28.00 Taxes: $1,778.22
20210511-0063550

THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.
Alexis E. Smith 622 Chesterfield Way Nashville, TN 37212	Alexis E. Smith 622 Chesterfield Way Nashville, TN 37212	104-10-0R-022.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Old Smoky Enterprises LLC, an Ohio limited liability company ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto Alexis E. Smith ("Grantee"), her heirs, personal representatives and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 622 Chesterfield Way, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, personal representatives and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, personal representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 26th day of April, 2021.

GRANTOR:

OLD SMOKY ENTERPRISES LLC, an Ohio limited liability company

By: Donna M Smith
Name: Donna M. Smith
Title: Sole Member

STATE OF OHIO)
COUNTY OF BUTLER)

PERSONALLY APPEARED BEFORE ME, Kyle Randell Grubbs, a Notary Public with authority to act in the State and County aforesaid, Donna M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 26th day of April, 2021.

Notary Public

My Commission Expires: _____

KYLE RANDELL GRUBBS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

STATE OF OHIO)
COUNTY OF BUTLER)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Eighty Thousand Six Hundred and 00/100 Dollars ($480,600.00).

Alexis E. Smith
AFFIANT

SUBSCRIBED and sworn to before me, this 2nd day of May, 2021.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

KYLE RANDELL GRUBBS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

EXHIBIT A

Land Description

Land in Davidson County, Tennessee, being Unit 22, The Chesterfield, as shown of record in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same conveyed to Old Smoky Enterprises LLC by Warranty Deed of record as Instrument No. 20190426-0038476 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real estate taxes for the year 2021 and subsequent years, which are not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions for The Chesterfield recorded as Instrument No. 20120627-0056191, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for The Chesterfield recorded as Instrument No. 20121025-0098031, Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions for The Chesterfield recorded as Instrument No. 20121227-0119329 and Amendment No. 3 to Declaration of Covenants, Conditions and Restrictions for The Chesterfield recorded as Instrument No. 20130125-0008275, all in the Register's Office for Davidson County, Tennessee.