When recorded, return to:
Solomon Parks Title & Escrow
305b Indian Lake Boulevard,#220
Hendersonville, TN 37075
File Number: 21-000182-52e

Karen Johnson Davidson County
Batch# 634933 DEEDWARR
05/12/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210512-0064375

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-11722-RL-s

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2021.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alisha Irby 329 Parmley Lane Nashville, TN 37207	Alisha Irby 329 Parmley Lane Nashville, TN 37207	049 10 0A 017.00

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,

Ryan Thomas Smith and Ashley Rebecca Smith, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Alisha Marie Irby, 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. 17, on the plan of PARMLEY COVE, PHASE 1, as shown by plat of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ashley Rebecca Smith fka Ashley Rebecca Lawson and Ryan T. Smith, wife and husband, by Quitclaim Deed from Ashley Rebecca Smith fka Ashley Rebecca Lawson, of record in Instrument No. 20190815-0081830, in the Register's Office of Davidson County, Tennessee, dated August 15, 2019 and recorded on August 15, 2019.

Being the same property conveyed to Ashley Rebecca Lawson, an unmarried woman, by Warranty Deed from William J. Pittman and Valerie H. Pittman husband and wife, of record in Instrument No. 20180716-0069029, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 16, 2018.

This is improved property located at: **329 Parmley Lane, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 11th day of May, 2021.

GRANTOR:

Ryan Thomas Smith

Ashley Rebecca Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Thomas Smith and Ashley Rebecca Smith, 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 11th day of May, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)