THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434536

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $693,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Notary Public
My Commission Expires

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 638747 DEEDWARR
05/18/2021 11:38:28 AM 2 pgs
Fees: $13.00 Taxes: $2,231.10

20210518-0066932

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gretchen Campbell Smitson 5005B Michigan Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-07-0-385.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter Mendelman James and Ariel Seitz Kniss, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gretchen Campbell Smitson, unmarried**, ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 912, in Block 134, as shown on the map entitled No. 1 West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PETER MENDELMAN JAMES and ARIEL SEITZ KNISS-JAMES, HUSBAND AND WIFE, by deed from JAMES L. MYLCRAINE, of record in Instrument No. 20160901-0091861 , dated August 16, 2016 , said Register's Office.

Ariel Seitz Kniss-James is now known as Ariel Seitz Kniss.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-07-0-385.00.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20160314-0024210, said Register's Office.

This is improved property located at 5005B Michigan Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of May, 2021.

Peter Mendelman James

Ariel Seitz Kniss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter Mendelman James and Ariel Seitz Kniss, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022