Karen Johnson Davidson County
Batch# 647077 DEEDWARR
06/01/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210601-0073100

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 27TH day of MAY, 2021.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacob R. Smithingell	Weichert Financial Services	**090120Q00900CO**
208 Croleywood Lane	225 Littleton Road	
Nashville, TN 37209	Morris Plains, NJ 07950	

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

Vy T. Le, a married woman

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

Jacob R. Smithingell, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Unit TH02, as established in Declaration of Covenants , Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431, and in Instrument No. 20180130-0009606, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Vy T Le, a married woman, by Warranty Deed from Charlotte Parkside, Inc., a Tennessee corporation, dated December 27, 2018, of record in Instrument No. 20190102-0000344, Register's Office for Davidson County, Tennessee. Cameron Scott hereby signs to convey any interest he may have as the husband of Vy T. Le.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 208 Croleywood Lane, Nashville, TN 37209.

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 in 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. 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.

Vy T. Le by [signature] Attorney-in-fact. Date: 5/26/21

Vy T. Le
By: Annie Nguyen
Attorney in Fact

Cameron Scott by [signature] Attorney-in-Fact. Date: 5/26/21

Cameron Scott
By: Annie Nguyen
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Annie Nguyen with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Vy T. Le and Cameron Scott, and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book 202106010073099 Page _____, in said Register's Office.

Witness my hand, at office, this 24th day of May 2021, _____.

[signature]
NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/7/21

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022