Karen Johnson Davidson County
Batch# 657090 DEEDWARR
06/15/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210615-0080757

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2021

Notary Public

My commission expires: 4/30/22

(Notary Stamp)

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY TIFFANY WHITTLE

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jill M. Romano	**New Owner**	**072-07-0C-006.00CO**
2324 Riverside Drive, Unit 6	2324 RIVERSIDE DR. UNIT 6	
Nashville, TN 37216	NASHVILLE TN 37216	

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 ACKNOWLEDGED, WE,

Travis J. Smith and Casey Gymrek, a husband and wife

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

Jill M. Romano, an unmarried woman

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 No. 6 on the Plan of Homes at 2324 Riverside, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150303-0018382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis J. Smith, unmarried, by Warranty Deed, from North by Northeast Development, LLC, a Tennessee limited liability company, dated May 27, 2016, of record in Instrument No. 20160608-0057590, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20150303-0018382, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20151229-0130797, in the Register's Office for Davidson County, Tennessee.
Agreement for Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20150330-0027266, in the Register's Office for Davidson County, Tennessee.
TVA Power Line Easement of record in Book 1136, Page 167, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4218, Page 564, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument No. 20150310-0020564, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2324 Riverside Drive, Unit 6, Nashville, TN 37216.

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 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. 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.

Witness my/our hand(s) this 10th day of June, 2021.

Travis J. Smith

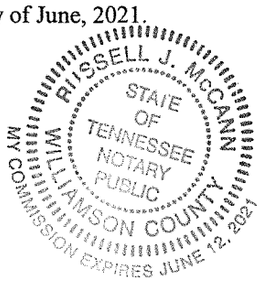
Casey Gymrek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of June, 2021, before me personally appeared Travis J. Smith and Casey Gymrek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2021.

Notary Signature
My commission expires:



File #: 21-339
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

