WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day June 2021 .

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laylah V. Smith	CapStar Bank	172-04-0-A-107.00CO
(NAME) 1472 Timber Ridge Circle	(NAME) 2002 Richard Jones Rd. Suite A300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sheila M. McKinney,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Laylah V. Smith, unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. 100, on the plan of PHASE THREE, HIGHLANDS OF BRENTWOOD (formerly Brentwood Highlands) of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which reference is hereby for a more complete description.
Being the same property conveyed to Shelia M. McKinney by Warranty Deed dated 03/13/2009 from Brian M. Cooper and Stacy L. Cooper of record in Instrument 200903180024462, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Sheila M. McKinney by Correction Deed dated 01/14/2016 from Sheila M. McKinney (incorrectly spelled as Shelia on previous Deed) of record in Instrument 201601250006550, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per plat of record in Instrument 200109200101749, Restrictions and Easements of record in Book 11189, Page 612, Declaration of Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended of record in Book 11629, Page 906, as amended of record in Instrument 200207220087704, as amended of record in Instrument 200211210144877, as amended of record in Instrument 201504140032628, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7461, Page 805, Easement of record in Book 11608, Page 467, Charter of Highlands of Brentwood Homeowners Association of record in Book 11595, Page 872, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 659236 DEEDWARR
06/17/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,438.93
20210617-0082022

202106170082022

unimproved ☐

This is improved ☒ 1472 Timber Ridge Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day June 2021.

Sheila M. McKinney

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila M. McKinney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2021.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:

My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

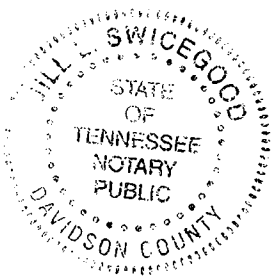
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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