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

CRT File No. 210535405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 666623 DEEDWARR
06/26/2021 10:55:14 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210628-0087103

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Pemberton 868 Joseph Avenue Nashville TN 37207	New Owner	Tax Parcel ID No. 082-03-0-542.00

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, **Gina Nichole Wolfe-Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Pemberton**, ("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) 25, as shown on the map entitled the Nashville Housing Authority Subdivision Number One, of record in Plat Book 3700, page 42, 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 GINA N. SMITH AND THOMAS C. SMITH, WIFE AND HUSBAND, by deed from LUIS MOLINA AND WIFE, MARIA MOLINA, of record in Instrument No. 20101109-0089981 , dated November 4, 2010 , said Register's Office.

Being further conveyed to GINA NICHOLE WOLFE-SMITH by quitclaim deed from THOMAS CHRISTIAN SMITH, of record in Instrument No. 20200707-0073041, dated March 3, 2020, said Register's Office.

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. 082-03-0-542.00.

Matters shown on the Plan of record in Plat Book 3700, page 42, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 3368, page 23 and Book 4513, page 327, said Register's Office.

This is improved property located at 868 Joseph Avenue Nashville TN 37207

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 25th day of June, 2021.

Gina Nicole Wolfe-Smith

Gina Nichole Wolfe-Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gina Nichole Wolfe-Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____