Karen Johnson Davidson County
Batch# 670924 DEEDWARR
07/02/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210702-0090381

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635616**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2021. Notary Public My Commission Expires: 9/29/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martha Kathleen Boyd 526 Harpeth Park Drive Nashville TN 37221	~~New Owner~~ First Horizon Bank 165 Madison Ave Memphis TN 38103	Tax Parcel ID No. 142 07 0I 033.00

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, **Ashley Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha Kathleen Boyd**, ("Grantees"), its 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 Unit No. 526, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, Page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, Page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Smith, an unmarried woman, by Warranty Deed from 7301 Highway 70, LLC, a Tennessee limited liability company, of record in Instrument No. 20170721-0073867, in the Register's Office of Davidson County, Tennessee, dated July 18, 2017 and recorded on July 21, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H.B. Hows, as recorded in Plat Book 5190, Page(s) 195 and amended as Book 6501, Page 474.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Glen, as recorded in Plat Book 8250, Page(s) 929.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150430-0038713 and amended as Instrument No. 20150615-0056309.

Covenants, Conditions and Restrictions as set forth in Declaration of Restriction and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150421-0035335.

Easement for Sewer Service, recorded in Book 6483 and Page 907.

Easement for Public Utilities, recorded in Book 10791, page 725 and Instrument No. 20160520-0050707.

Easement for Right of way, recorded in Instrument No. 20160129-0008673.

This is improved property located at 526 Harpeth Park Drive Nashville TN 37221

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 1st day of July, 2021.

Ashley Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley 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 1st day of July, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2, 2024

Tennessee Certification of Electronic Document

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/21 (date of document).

Affiant Signature

7/2/21
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/29/21

NOTARY'S SEAL

