Name and Address of New Owner:
Jared Smith and Maxx Smith

Send Tax Bills To:
Jared Smith and Maxx Smith
626 Nashua Drive
Nashville, TN 37203

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 5 1B 3.00CO

Karen Johnson Davidson County
Batch# 670972 DEEDWARR
07/06/2021 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20210706-0090449

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Mulch Property Development Company, LLC**, a **Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maxx Robertson Smith, an unmarried man and Jared Sinclair Smith, an unmarried man, as tenants in common with the rights of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee :

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3 OF THE WOODS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20171214-0127664, AMENDED IN INSTRUMENT NO. 20171228-0131885, AS FURTHER AMENDED IN INSTRUMENT NO. 20190319-0025108 (AS AFFECTED BY THE AFFIDAVITS OF SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20200420-0040965 AND IN INSTRUMENT NO. 20200617-0063256), IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREROF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNITS BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE MULCH PROPERTY DEVELOPMENT COMPANY, LLC BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20170413-0036388, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 626 NASHUA LANE, NASHVILLE, TN 37209.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of June, 2021.

The Mulch Property Development Company, LLC, a Limited Liability Company

By: _____

John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned _____ of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of The Mulch Property Development Company, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson county, this 29th day of June, 2021.

Regina V Sullo
Notary Signature

Printed Name: Regina Sullo

My commission expires: 1-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $419,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of June, 2021.

Notary Public
My commission expires: 11-8-22
File No. 2021-2616

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

I, Thomas N. Jones, 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 June 29, 2021 (date of document).

Thomas N. Jones
Date: 6-29-21

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 29th day of June, 2021.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY