This instrument was prepared by:
**FOREMAN WATSON LAND TITLE**
101 SE Parkway Court, Ste 220
Franklin, TN 37064
**TNN-21-0187**

Karen Johnson Davidson County
Batch# 693426 DEEDWARR
08/09/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $777.37
20210809-0107001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $210,100.00

Sworn to and subscribed before me this 5 day of August, 2021.

Affiant

Notary Public 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Address of New Owner:
Will Smith
210 Old Hickory Blvd, Unit 10
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
142-04-0A-010.00-CO

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daytha L. Adams, and unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Will Smith, an unmarried man,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

All that certain condominium situated in the County of Davidson and State of Tennessee, being known and designated as Unit 10, Horizontal Property Regime of Belle Forest Condominium Apartments created under Title 66, Section 27-101 et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699, and including without limitation the By-Laws appended thereto, as amended, and Appointment of Substitute Trustee of record in Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Daytha L. Adams, an unmarried woman by Warranty deed from Michael Sheppard, married, joined by his wife, Pari Sheppard of record in Instrument No. 20161130-0125598 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 30, 2016.

This is improved property known as **210 Old Hickory Blvd, #10, Nashville, TN 37221**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 5th day of August, 2021.

Daytha L. Adams

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Daytha L. Adams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of August, 2021.

Notary Public
My Commission Expires: July 28 2025

PATRIC HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 8/5/2021.

Kimberly D Hicks
Affiant
Date: 8/6/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON