Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 708267 DEEDWARR
09/01/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210901-0117827

39-B
File #21-1549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shville East 153, LLC, a New York limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Michelle Smiley, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1715B, Cottages of Salemtown II, as shown in Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II a Horizontal Property Regime with Private Elements of record in Instrument Number 20160602-0055554; as amended in Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II in Instrument No. 20180614-0056975 both in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shville East 153, LLC by Quitclaim deed from Craig Balsam of record in Instrument No. 20190321-0025983 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 21, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1715 B 3rd Avenue North, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:
Lisa Michelle Smiley
1715 B 3rd Avenue North
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT
New Owners

TAX MAP-PARCEL #:
082-05-0X-002.00

WITNESS THE EXECUTION HEREOF this 26 day of August, 2021.

Shville East 153, LLC, a New York limited liability company

By: Craig Balsam, Authorized Agent

State of New York
County of New York

On this 26 day of August, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Craig Balsam, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is Authorized Agent of Shville East 153, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Shville East 153, LLC as Authorized Agent.

Notary Public

LILY ZHENG
Notary Public, State of New York
Reg. No. 01ZH6362341
Qualified in Queens County
Commission Expires 07/31/2025

My Commission Expires: 07-31-2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 650,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of August, 2021.

Notary Public

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/14/25

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, 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 8-27-2021.

Lori Patterson

Affiant

Date: August 31, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of August 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY