20211659R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00 Affiant Subscribed and sworn to before me, this the 14th day of September, 2021. Notary Public My commission expires: 3/28/22

Karen Johnson Davidson County
Batch# 718083 DEEDWARR
09/16/2021 10:54:47 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20210916-0124475

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David H. Smith and Gardner O. Smith		**129-11-0A-905-00**
905 Glenmary Court	New Owner	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Judith Conners Ware Trust dated April 5, 2021

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David H. Smith and Gardner O. Smith, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 94L, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with undivided percentage in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, for the property identification, as found in Book 6933, Page 980, Register's Office, Davidson County, Tennessee, also of record in Book 6250, Page 979.

Being the same property conveyed to Martha G. Likins by Sublease and Conveyance of Condominium Apartment from James P. O'Rourke and Charlotte O'Rourke of record in Instrument No. 20040519-0058729, Register's Office for Davidson County, Tennessee, dated May 18, 2004 and recorded on May 19, 2004.

Being the same property conveyed to Judith Ware, an unmarried woman from Martha G. Likins of record in Instrument No. 20180601-0052248, Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 1, 2018.

Being the same property conveyed to Judith Conners Ware Trust dated April 5, 2021 from Judith Ware, an unmarried woman of record in Instrument No. 20210416-0051493, Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on April 16, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (____) property known as 905 Glenmary Court, Nashville, TN 37205.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 14th day of September, 2021:

Judith Conners Ware Trust dated April 5, 2021

By: Judith C. Ware, Trustee
Judith Conners Ware, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Judith Conners Ware , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Judith Conners Ware Trust dated April 5, 2021 , the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 14th day of September, 2021.

My Commission Expires: 5/18/24

Notary Public

