This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13151-SL

Karen Johnson Davidson County
Batch# 724002 DEEDWARR
09/27/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20210927-0129124

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Lauren Wilke
Affiant

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Smith and Rachel Smith 523A Snyder Avenue Nashville, TN 37209	F&M Bank 10 Cadillac Drive suite 100 Brentwood, TN 37027	091-10-03D-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen Smith and Rachel Smith, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of Homes at 523 Snyder Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restriction for the Homes at 523 Snyder Avenue, a horizontal property regime with private elements, of record in Instrument No. 20200917-0106508, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 523 Snyder Avenue provided in said Declaration, together with the By-Laws appended thereto, the Site Plan of Horizontal Property Regime, 523 Snyder Avenue, attached as exhibit to said Declaration, together with the plan of record in Book 332, page 25, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Leah S. Dorton, married, dated July 13, 2020, recorded July 14, 2020, of record in Instrument No. 20200714-0077040, Register's Office for Davidson County, Tennessee.

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This is improved property located at: **523A Snyder Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of September, 2021.

GRANTOR:

Southern Spaces, LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2021.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission expires: 5/2/22

202109270129124

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 September 17, 2021.

Affiant Signature

September 17, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

