21-4096

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 729987 DEEDWARR
10/04/2021 03:36:14 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20211004-0133395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 10/30/24

(AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. BC-21-1290

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Michael Payne	FINANCE OF AMERICA MTG	
(NAME)	(NAME)	
211 B South 11th Street	1 WEST ELM ST., FIRST FLOOR	083-13-0C-020.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CONSHOHOCKEN, PA 19428	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Eric Smit and Chelsey Smit, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin M. Payne, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211B of MC3, Martin Corner Phase III, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record as Instrument No. Book 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, 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 established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B (Bylaws) Section 6" to said Master Deed.

Being the same property conveyed to Eric Smit and Chelsey Smit, husband and wife by Warranty deed from David Engel Hirschowitz, Executor of the Estate of Kaaren Hirschowitz Engel of record in Instrument No. 20181120-0114344 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 20, 2018.

This is property more commonly known as 211 B South 11th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 hand this 24th day of September, 2021.

Eric Smit by Ryan Lux attorney in fact
Eric Smit by Ryan Lux, Attorney-In-Fact

Chelsey Smit by Ryan Lux attorney in fact
Chelsey Smit by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Eric Smit, and that this instrument was executed on behalf of the said Eric Smit for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _*____, page _____, in the Register's Office for Davidson County, Tennessee. * 20211004-0133394

Witness my hand, at office, this 24th day of September, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Chelsey Smit, and that this instrument was executed on behalf of the said Chelsey Smit for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _*____, page _____, in the Register's Office for Davidson County, Tennessee. * 20211004-0133394

Witness my hand, at office, this 24th day of September, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025