Karen Johnson Davidson County
Batch# 741402 DEEDWARR
10/22/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20211022-0141870

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937583

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Meagan Crawford
Affiant

Subscribed and sworn to before me, this 19th day of October, 2021.

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bethany D Scott
Notary Public
My Commission Expires: 3/7/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glenn Smith	Legacy Home Loans, LLC	Tax Parcel ID No.
704A Waco Drive	1036 Stearman Drive Suite 6	091 05 3A 001.00
Nashville TN 37209	Nashville, TN 37188	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kaitlyn Word and Jacob Clark Word, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn A Smith, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 704 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 704 Waco Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170710-0068993, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kaitlyn Word and Jacob Clark Word, wife and husband, by Warranty Deed from Southern Spaces, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180801-0075303, in the Register's Office of Davidson County, Tennessee, dated July 31, 2018 and recorded on August 01, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Moss-Wood Subdivision, as recorded in Plat Book 2900, Page 123.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170710-0068993.

This is improved property located at 704A Waco Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of October, 2021.

Kaitlyn Word

Jacob Clark Word

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaitlyn Word and Jacob Clark Word, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2021.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or 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 **10-19-2021**.

Affiant Signature

10-19-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22
Date

