Name and Address of New Owner:
Gelmy Deysi Consuelo Carmona
4937 Deerhaven Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16514009700

Karen Johnson Davidson County
Batch# 746416 DEEDWARR
10/29/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.26
20211029-0145339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taylor J. Smith, an unmarried man and Melissa M. Pisarski, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gelmy Deysi Consuelo Carmona,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 90, on the plan of Peppertree Forest, Section 12, of record in Book 8250, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Taylor J. Smith, an unmarried man and Melissa M. Pisarski, an unmarried woman by Warranty Deed from William Ray Bruce, Sr., an unmarried man dated May 23rd 2019 and recorded May 30th 2019 of record in Instrument No. 20190530-0051453 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4937 Deerhaven Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of October, 2021.

Taylor J Smith by Melissa M. Pisarski as Attorney in Fact (SEAL)
Taylor J. Smith by Melissa Pisarski, Attorney-In-Fact

Melissa M. Pisarski (SEAL)
Melissa M. Pisarski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2021, before me personally appeared Melissa Pisarski and Melissa M. Pisarski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2021.

Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of October, 2021, before me personally appeared Melissa M. Pisarski, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Taylor J. Smith pursuant to a Specific Limited Power of Attorney 10/18/2021 and filed of record in Instrument No. 202110290145338 in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Taylor J. Smith, as his attorney in fact.

Witness my hand, at office, this 23rd day of October, 2021.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $279,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of October, 2021.

Notary Signature
My commission expires: 1/6/25

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 OCT 23 2021 (date of document).

Affiant Signature

OCT 26 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of OCT, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25