THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 760233 DEEDWARR
11/24/2021 08:08:36 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20211124-0155727

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Monika Staszczak 1723 Red Jacket Drive Antioch, TN 37013	Same	173-05-0A-188-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Houston Smith and Tiffany Smith, (Formerly Tiffany Conley) Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Monika Staszczak, unmarried**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 188 on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record at Instrument Number 20050721-0084791 and amended of record at Instrument Number 20051114-0136938 and No. 20071227-0147998, Register's Office for. Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tiffany Conley, an unmarried woman, by Warranty Deed from Jeffrey A. Marks and wife, Mary C. Marks, of record on March 5, 2018, at Instrument No. 20180305-0020548, Davidson County Register of Deeds.
Tiffany Conley is now married and known as Tiffany Smith.

This is property commonly known as 1723 Red Jacket Drive, Antioch, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 18 **day of November, 2021**:

Houston Smith

Tiffany Smith

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Houston Smith and Tiffany Smith,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of November, 2021:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: 5/31/22

STATE OF TN

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$275,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 18th DAY OF November, 2021.

Notary Public

My Commission Expires: 2.8.24

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE