Karen Johnson Davidson County
Batch# 763273 DEEDWARR
11/30/2021 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20211130-0157848

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1787

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($340,000.00) cash in hand paid, the receipt of which is hereby acknowledged, ERIK SMITH, UNMARRIED, and CHERYL G. SMITH, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto RYAN WALSH, A SINGLE MAN, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Lenox Village, Section Three, a Planned Unit Development, as of record in Instrument Number 20030808-0113189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erik Smith, unmarried, and Cheryl G. Smith, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Joseph W. Stanford and wife, Lisa M. Stanford, dated April 24, 2019 of record in Instrument Number 20190429-0038944, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to all matters as shown on plat of record in Instrument Number 20030808-0013189, in the Register's Office of Davidson County, Tennessee.

2. Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument No. 20030315-0032826, Supplemental of record in Instrument Number 20021226-0158458, Supplemental of record in Instrument Number 20031212-0178492, Supplemental of record in Instrument No. 20040526-0062220 (Corrected in Instrument No. 20050113-0005133), Supplemental of record in Instrument No. 20050119-0006853, Supplemental of record in Instrument Number 20050324-0032209, First Amendment of record in Instrument No. 20050815-0096405, Supplemental of record in Instrument No. 20060120-0007914 (Corrected in Instrument No. 20060221-0020352, Second Correction of record in Instrument No. 20060309-0027423, Supplemental of record in Instrument No. 20060321-0032383, Supplemental of record in Instrument No. 20060622-0074677, Amendment of record in Instrument No. 20070103-0001284, Amendment of record in Instrument No. 20070830-0104306, Supplemental of record in Instrument Number 20080326-0030439, all in the Register's Office of Davidson County, Tennessee.

3. Master Deed of record in Instrument No. 20020315-0032825, Supplemental Master Deed of record Instrument No. 20021226-0158459, Supplemental Master Deed of record in Instrument Number 20040526-0062221, Supplemental Master Deed of record in Instrument No. 20040526-0062221, Supplemental Master Deed of record in Instrument No. 20060120-0007913, Supplemental Master Deed of record in Instrument Number 20060321-0032382, Amendment to the Master Deed of record in Instrument No. 20080326-0030449, all in the Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement in favor of The Metropolitan Government of Nashville & Davidson County of record in Book 7361, Page 230 and Instrument Number 20020408-0042676, in the Register's Office of Davidson County, Tennessee.

5. Subject to an Ingress/Egress Easement of record in Instrument Number 20010103-0000902 (Corrected in Instrument Number 20010822-0090889, (Corrected in Instrument Number 20010822-0090889), in the Register's Office of Davidson County, Tennessee.

6. Sanitary Sewers and/or Storm Drainage in favor of The Metropolitan Government of Nashville and Davidson County, of record in Instrument Number 20011129-0130322, in the Register's Office of Davidson County, Tennessee.

7. Charter of Lenox Village Neighborhood Association of record in Instrument Number 20020412-0045831, in the Register's Office of Davidson County, Tennessee.

8. Homeowner's Association for Lenox Village.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

CHERYL G. SMITH executes this instrument on behalf of ERIK SMITH pursuant to a Power of Attorney dated November 2, 2021, and of record in Volume _____, Page _____, in the Register's Office of Dickson County, Tennessee. 202111300157847

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 8th day of November, 2021.

Erik Smith by Cheryl G. Smith, AIF
ERIK SMITH

Cheryl G. Smith
CHERYL G. SMITH

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CHERYL G. SMITH, Attorney in Fact for ERIK SMITH, and individually, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said ERIK SMITH and individually for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 8th day of November, 2021.

NOTARY PUBLIC

My commission expires: April 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of November, 2021.

NOTARY PUBLIC

My commission expires: 9-6-22

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Map & Parcel No: 173 09 A 172.00

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNERS
RYAN WALSH
7514 Lords Chapel Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-8-21.

Affiant Signature

11-23-21

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY