THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 1-14616-RR Karen Johnson Davidson County Batch# 763360 DEEDWARR 11/30/2021 11:53:30 AM 3 pgs Fees: $18.00 Taxes: $1,128.50 20211130-0157962	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00 Affiant Subscribed and sworn to before me, this 29th day of November, 2021. Notary Public My Commission Expires: 1/3/2025 ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Susanna Adel Gayed 1638 54th Ave N, Unit 311 Nashville, TN 37209	Send Tax Bills to: Bank of America 7105 Corporate Drive Plano, TX 75024	Tax Information: Tax Parcel ID No. 091 03 0C 080.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOAH SMITH, AN UNMARRIED MAN and GLENN SMITH, A MARRIED MAN, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **SUSANNA ADEL GAYED, UNMARRIED** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 311, of the Silo House, a Condominium, as established in Declaration of record at Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit at Instrument No. 20180724-0072254, as amended at Instrument Nos. 20180815-0080500, 20191108-0115784, 20200203-0012223, in the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more completed description of said Unit.

Being the same property conveyed to Noah Smith, an unmarried man, and Glen Smith, a married man, as tenants in common with right of survivorship by Warranty Deed of record at Instrument No. 20200304-0023997, dated 2/27/2020 and recorded 3/4/2020, in the Register's Office of Davidson, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **1638 54th Ave N, Unit 311, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 22nd day of November, 2021.

NOAH SMITH

GLENN SMITH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NOAH SMITH AND GLENN SMITH,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of November, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11.22.21.

Affiant Signature

11.22.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

