Prepared by:
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Karen Johnson Davidson County
Batch# 769349 DEEDWARR
12/07/2021 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20211207-0162162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me this 22nd day of November, 2021.

Notary Public

My commission expires: 1-28-24

Dana Thomas
State of Tennessee Notary Public
Maury County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kyle Smith and Angelyn Joy Smith	SAME	052-13-0A-009-00
167 Silver Eagle Way		
Vacaville, CA 95688		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick G. Sandoval and Michelle D. Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kyle Smith and Angelyn Joy Smith, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 9 and 10 of River Glen, Phase One, as shown on the Condominium Site Plan of River Glen Planned Unit Development of record in Plat Book 6900 Page 671, Register's Office for Davidson County, Tennessee.

The Premises herein are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws for the administration thereof; to easements, Rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Glen Condominium Apartments, as of record in Plat Book 6900, page 671 and Master Deed of record in Book 7566, page 571, as amended in Instrument No. 20040915-0111299 and in Instrument No. 20040915-0111301; Charter of record in

Book 8069, page 158, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derrick G. Sandoval and wife, Michelle D. Sandoval by deed from Michele Johnson, unmarried, of record in Instrument No. 20180510-0044885, Register's Office for Davidson County, Tennessee, and dated May 1, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of River Glen Condominium Apartments of record in Plat Book 6900 Page 671 Register's Office for Davidson County, Tennessee.

2. By-Laws of record in Book 7566 Page 571 and amended in Instrument No. 20040915-0111299 and in Instrument No. 20040915-0111301 Register's Office for Davidson County, Tennessee.

3. Charter of River Glen Homeowners Association of record in Book 8069 Page 158 Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 7566 Page 571 and amended in Instrument No. 20040915-0111299 and in Instrument No. 20040915-0111301 Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 2721 Penn Meade Drive, Nashville, TN 37214

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of November, 2021.

Derrick G. Sandoval

Michelle D. Sandoval

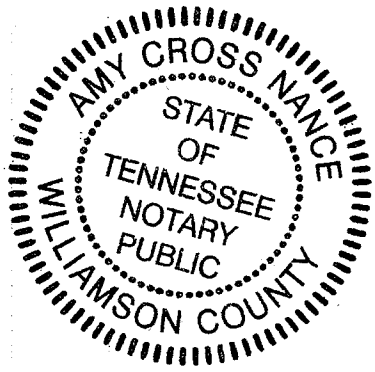
202112070162162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of November, 2021, before me personally appeared Derrick G Sandoval and Michelle D Sandoval, 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 22nd day of November, 2021.

Notary Signature
My commission expires: 2/12/23



I, Dana Thomas, 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 this 22nd day of November, 2021

Dated 12-3-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of December, 2021

My commission expires: 12-19-23

Notary Public

