Karen Johnson Davidson County
Batch# 774077 DEEDWARR
12/15/2021 10:47:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20211215-0165564

When recorded, return to:
Lawyers Escrow Service
2055 North Mount Juliet Road #202
Mt. Juliet, TN 37122
File Number: 5169-21

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14863-RL-s

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

Donna Smith
Affiant

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Subscribed and sworn to before me, this the 9th day of December, 2021.

S. Nixon Pressley
Notary Public
My Commission Expires: 01/26/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna Smith 5170 Hickory Hollow Parkway #905 Nashville, TN 37013	CMG Mortgage, Inc dba CMG Financial 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	163 05 0A 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Christina Miller, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Donna Smith, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 11 on the Plan of Phase 1, Hickory Hollow Townhomes (Mill Park), of record in Plat Book 9700, Page 686, as built Survey Certificate in Book 11532, Page 290, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christina Miller, an unmarried person, By Warranty Deed from Donald Tyrone Calhoun and Powanda Anthony-Calhoun, husband and wife, of record in Instrument No. 20150708-0066346, in the Register's Office of Davidson County, Tennessee, dated May 28, 2015 and Recorded on July 08, 2015.

This is improved property located at: **5170 Hickory Hollow Parkway #905, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2021.

GRANTOR:

Christina Miller

STATE OF ALABAMA
COUNTY OF Madison

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2021.

EARL KEITH HOLDER NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission expires: _____

MY COMMISSION EXPIRES 4-25-2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 10th day of December, 2021.

12/10/2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 10th day of December, 2021.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

202112150165564