This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14970-RR

Karen Johnson Davidson County
Batch# 782411 DEEDWARR
12/30/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.90
20211230-0172053

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14970-RR

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,972.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David A. Smith 3030 Ned Shelton Road #228 Nashville, TN 37217	SWBC Mortgage Corp. 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	135 08 0B 051.00

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, **Morgan A. Devlin, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David A. Smith, an unmarried man,** 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 Unit No. 228, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040210-0016203, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morgan A. Devlin, an unmarried woman, by Warranty Deed from GP Luxury, LLC, a Tennessee limited liability company, of record in Instrument No. 20190227-0017639, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019 and recorded on February 27, 2019.

This is improved property located at: **3030 Ned Shelton Road, #228, Nashville, TN 37217**

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:

Morgan A. Devlin

STATE OF CT
COUNTY OF Litchfield

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morgan A. Devlin, 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.

Notary Public
My Commission expires: 8/31/2025

BILLY LARKIN EVERS
Notary Public
Connecticut
My Commission Expires Aug 31, 2025

202112300172053

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 12.8.21.

Affiant Signature

12.20.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of December, 2021.

Notary's Signature

My Commission Expires: 5.7.2024

Notary's Seal

