Karen Johnson Davidson County
Batch# 788625 DEEDWARR
01/12/2022 11:38:28 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220112-0004233

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36800-12-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 10th day of January, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Laura J. Myers 3401 Anderson Road, Unit 38 Antioch, TN 37013	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226	136-150B-03800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brad Hollister and Cindy Hollister, husband and wife (collectively, "Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **Laura J. Myers, an unmarried woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3401 Anderson Road, Unit 38, Antioch, Davidson County, Tennessee 37013.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, made effective as of the 7th day of January, 2022.

GRANTORS:

Brad Hollister

Cindy Hollister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad Hollister and Cindy Hollister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2022.

Notary Public
My Commission Expires: 7/7/2025

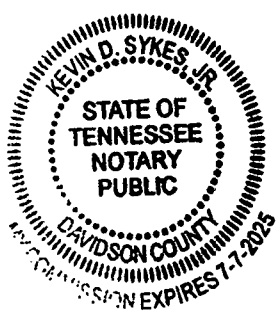


EXHIBIT "A"

Being Unit Number 38, Phase 1, Smith Springs Townhomes, Revision 2, of record in Instrument Number 20010629-0068936, Register of Deeds Office for Davidson County, Tennessee, formerly known as Lot Number 38 on the plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, of record in Book 1170, page 16, however, correctly recorded in Book 11700, page 16, and revised in Book 11700, page 42, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Cindy Hollister and Brad Hollister, as wife and husband, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20121203-0111065, in the Register's Office of Davison County, Tennessee, dated December 3, 2012, and recorded on December 3, 2012.

This conveyance is made subject to:

1. State, County, and City Taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of a Horizontal Property Regime (Private Element), Phase I, Smith Springs Townhomes, as recorded in Book 1170, Page 16, as revised in Book 11700, Page 42.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 11666, Page 151; as affected by Supplemental Declaration Smith Springs Townhomes, Phase Three, recorded in Instrument No. 20030115-0006563, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Smith Springs Townhomes Association, Inc. Articles of Amendment to Charter recorded in Book 11666, Page 149; as affected by Amendment to Charter recorded in Instrument No. 20000316-0026959; and further affected by Quit Claim Deed recorded in Instrument No. 20000111-0003643.
5. Stormwater Detention Agreement recorded in Book 11540, Page 482.