THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2022.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 793216 DEEDWARR
01/19/2022 12:44:01 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20220119-0007377

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kellie S. Wilburn 4040 Sweetberry Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 181-01-0B-214.00 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, **Ryan D. Smith and Rachel C. Smith, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kellie S. Wilburn, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase Four, Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20070205-0014763, 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 RYAN D. SMITH and RACHEL C. SMITH, HUSBAND AND WIFE, by deed from THE JONES COMPANY OF TENNESSEE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, of record in Instrument No. 20150507-0041920 , dated April 30, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 181-01-0B-214.00 CO.

Matters shown on the Plan of record in Instrument No. 20070205-0014763, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14 and Instrument No. 20070205-0014762, said Register's Office.

By-Laws of record in Book 11069, page 24, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 202 and Book 9487, page 901, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050805-0092108, said Register's Office.

Easement(s) of record in Instrument No. 20040205-0014018, said Register's Office.

This is improved property located at 4040 Sweetberry Drive Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 18th day of January, 2022.

Ryan D. Smith

Rachel C. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan D. Smith and Rachel C. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022