This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-15362-LM

Karen Johnson Davidson County
Batch# 794835 DEEDWARR
01/25/2022 10:55:17 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20220125-0008980

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

Subscribed and sworn to before me, this the 21st day of January, 2022.

Notary Public
My Commission Expires: 8/19/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Smith and Kela Smith 1301 Neelys Bend Road Nahsville, TN 37115	Rocket Mortgage 635 Woodward Ave Detroit, MI 48226	052 16 0A 038.00

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, **Lisa J. Smith, An Unmarried Woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin T. Smith and Kela R. Smith, husband and wife,** 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:

Apartment Unit No. E-38 on the plan of Neely's Bend Condominium created under Title 64, Section 2701 et seq. amended, Tennessee Code Annotated, and as established by a Master Deed Book 5483, Page 86 and Amendment of ByLaws recorded in Instrument No's. 20020705-0080848 and 20040527-0062519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements, appurtenant to each unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Lisa J. Smith, An Unmarried Woman, by Warranty Deed from Tommy Dabit, Married, of record in Instrument No. 20180515-0046155, in the Register's Office of Davidson County, Tennessee, dated May 08, 2018 and recorded on May 15, 2018.

This is ☒ improved or ☐ unimproved property located at: **1301 Neelys Bend Road, E38, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 21st day of January, 2022.

GRANTOR:

Lisa J. Smith

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa J. Smith, 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 21st day of January, 2022.

Notary Public
My Commission expires: 1-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY