Karen Johnson Davidson County
Batch# 815335 DEEDWARR
03/04/2022 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,493.80
20220304-0024717

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36864-01-2022**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $674,000.00. Emily Baran Affiant Subscribed and sworn to before me this 10th day of February, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andrew Smelser, Emily Baran 522 A Eastboro Drive Nashville, TN 37209-1838	SWBC Mortgage Corp PO Box 11733 Newark, NJ 07101-4733	Map and Parcel No.: 091132K00200CO

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, **Brooke Blakeley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Smelser, unmarried and Emily Baran, unmarried, as joint tenants with right of survivorship** ("Grantees"), their 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 522 A Eastboro Drive, Nashville, TN 37209-1838.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantor has executed this instrument on the 8 day of February, 2022.

Brooke Blakeley
Brooke Blakeley

STATE OF Texas

COUNTY OF Dallas.

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

Witness my hand, at office, this 8 day of February, 2022.

Notary Public

My Commission Expires: Dec 26, 2024

<<NOTARY SEAL>>

MARIA ELIZABETH OROZA
Notary ID #126740918
My Commission Expires
December 26, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 522A, together with the appurtenant interest in the common elements of 522 Eastboro Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20200224-0019817 as amended by First Amendment of record in Instrument No. 20200729-0083368, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the First Amendment to Declaration of record in Instrument No. 20200729-0083368, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brooke Blakeley, an unmarried person, by deed dated September 15, 2020 from JVK Development LLC, a Tennessee limited liability company, of record in Instrument No. 20200916-0105700, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20220208-0014495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 522 Eastboro Townhomes, of record in Instrument No. 20200224-0019817 as amended in Instrument No. 20200729-0083368, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the First Amendment to Declaration in Instrument No. 20200729-0083368, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 332, page 126, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/8/22

GEORGE E. MUDTER, JR.
Dated 2/8/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/8/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

