This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16152-AP

Karen Johnson Davidson County
Batch# 818678 DEEDWARR
03/09/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20220309-0027199

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $476,000.00.

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 11 13 2025 COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 25th day of February, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Hughes Jessica Hughes 1624 Celebration Way Nashville, TN 37211	New Owner	172-08-0B-034.00

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, **Nathaniel Allan Smith and Rebecca Harris Smith, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Hughes and Jessica Hughes, 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:

Land in Davidson County, Tennessee, being Lot No. 34, of the Revised Final Plat, Phase One, on the plan of Bridle Downs, of record in Book 6900, pages 701, 702, and 703, amended by Surveyor's Certificate of record in Book 8169, page 240, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nathaniel Allan Smith and Rebecca Harris Smith, husband and wife by Warranty Deed from Thomas Worth, Single, dated January 18, 2019, recorded January 22, 2019, of record in Instrument No. 20190122-0005724, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1624 Celebration Way, Nashville, TN 37211**

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 25th day of February, 2022.

GRANTOR:

Nathaniel Allan Smith

Rebecca Harris Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathaniel Allan Smith and Rebecca Harris 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 2/25/2022.

Affiant Signature

2/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON