Karen Johnson Davidson County
Batch# 827516 DEEDWARR
03/24/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220324-0033863

WARRANTY DEED

File #2022020226

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J Sherman	LoanDepot, LLC	
(NAME)	(NAME)	126-15-0B-289
8209 Boone Trace	26642 Towne Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37221	Foothill Ranch CA. 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Adam Smotherman and MacKenzie Smotherman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J Sherman, an unmarried man** HEREINAFTER CALLED THE GRANTEES, 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. 69, on the Plan of Section Four, Lexington Point, as of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adam Smotherman and Mackenzie Smotherman, husband and wife by Warranty deed from Timothy W. Elizer of record in Instrument No. 20180910-0089643 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20020116-0006343, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, Instrument No. 20010522-0052909, Instrument No. 20020214-0019754, Instrument No. 20020219-0021061 and Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee, Charter of Lexington Point Homeowners Association, Inc. of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreement of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.; All Matters of record Chancery in Book 1, Page 121, in the Register's Office for Davidson County, Tennessee.; Easement for ingress and egress of record in Book 11669, Page 837, in the Register's Office for Davidson County, Tennessee.; TVA Line Easement of record in Book 4230, Page 987, Book 4205, Page 184, Book 4226, Page 715, and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.; Easement to Harpeth Valley Utility District of record in Book 7601, Page 404, Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.; Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **8209 Boone Trace, Nashville,TN,37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of March, 2022.

Adam Smotherman

MacKenzie Smotherman

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned Notary Public, personally appeared Adam Smotherman and MacKenzie Smotherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 10th day of March, 2022.

Commission expires:

Notary Public

HEIDI R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires Dec. 13, 2022

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/10/2022.

D. Shayne Adair

3/14/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 **day of** March, **2022.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2027

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY