WARRANTY DEED

Karen Johnson Davidson County
Batch# 830287 DEEDWARR
03/29/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20220329-0035977

File #22-KA-0420-B21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Megan Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Henderson Smith	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
1508 Hamden Drive	**2190 Nolensville Pike, Ste C**	**133-14-0A-040.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDIE ROSER, F/K/A EDIE WODKA, A MARRIED PERSON AND CELINE WODKA, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH HENDERSON SMITH, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-21 of the Village at Grassmere formerly Oakcrest Condominium created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, as amended by instrument(s) of record in Book 9449, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Edie Wodka, a single person, and Celine Wodka, a single person by Warranty deed from Spadina Investments USA, LLC, A Texas Limited Liability Company of record in Instrument No. 20190910-0091332 Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on September 10, 2019.

Spouse of Edie Roser, f/k/a Edie Wodka, is not signing as this was never his homestead property.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 5200, Page 413, Register's Office for 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 Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and further amended and restated in Instrument No. 20070301-0025595, , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
*Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, in the Register's Office for Davidson County, Tennessee.
* Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **420 Elysian Fields Road, B21, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 18th day of March, 2022.

Edie Roser By C. Loy Carney Attorney In Fact
Edie Roser, F/K/A Edie Wadka,
by C. Loy Carney, Attorney-In-Fact

Celine Wodka By C. Loy Carney Attorney In Fact
Celine Wodka by C. Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2022, before me personally appeared C. Loy Carney, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact for Edie Roser f/k/a Edie Wodka, the maker of a Specific Power of Attorney dated March 8, 2022, and placed of record in Instrument No__202203290035975_____ in the Register's Office for Davidson County, Tennessee.

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

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 18th day of March, 2022, before me personally appeared C. Loy Carney, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact for Celine Wodka, the maker of a Specific Power of Attorney dated March 8, 2022, and placed of record in Instrument No____202203290035976_____ in the Register's Office for Davidson County, Tennessee.

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

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 18th day of March, 2022.

Affiant Signature
Date 03/18/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

