Prepared by:
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Karen Johnson Davidson County
Batch# 833597 DEEDWARR
04/01/2022 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220401-0038238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

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

Notary Public
My commission expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kelsey Portugal<br>8307 Saint Dunagus Drive,<br>Nashville, TN 37211 | New Owners | 173-09-0A-239-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cameron Smyth, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Kelsey Portugal, single woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 180, Plan of Lenox Village, Revision to Lots 177 through 188, Phase E, a Planned Unit Development, as shown on plat of record in Instrument No. 20040726-0088981, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cameron Smyth, an unmarried man, by deed from Benjamin Wagster and Kathryn Conley Wagster of record in Instrument No. 20171220-0129671, Register's Office for Davidson County, Tennessee, and dated December 19, 2017.

This conveyance is made subject to the following:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20030923-0140666 Register's Office for Davidson County, Tennessee.

2. Appendix C Stormwater Detention Agreement of record in Instrument No. 20020408-0042676 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20020315-0032825 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of Lenox Village of record in Instrument No. 20040726-0088981 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20020315-0032826 and amended in 20050815-0096405, 20070103-0001284, 20070830-0104306 in the official records of the Davidson County Register of Deeds.

6. Subject to the Master Deed, recorded as Instrument #20020315-0032825 in the official records of the Davidson County Register of Deeds.

7. Charter of Lenox Village Town Center Association of record in Instrument No. 20031016-0153550 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 8307 Saint Danasus Drive, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 25th day of March, 2022.

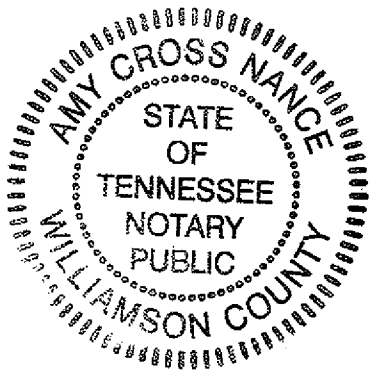
Cameron Smyth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of March, 2022, before me personally appeared Cameron Smyth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

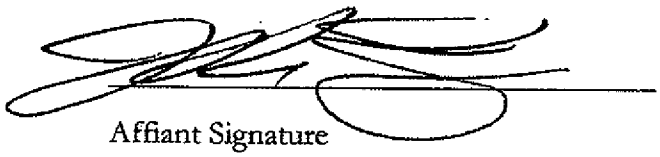
Witness my hand, at office, this 25th day of March, 2022.

Notary Signature
My commission expires: 2/12/23



# 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 3-25-22.



Affiant Signature

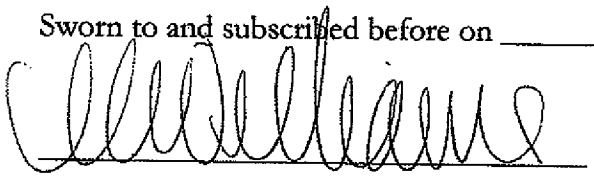
3-25-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-25-22.



Notary Public

My Commission Expires: 5-23-23

