WARRANTY DEED

Karen Johnson Davidson County
Batch# 849730 DEEDWARR
05/02/2022 02:57:43 PM 2 pgs
Fees: $13.00 Taxes: $1,431.90

20220502-0050877

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Margaret Hrutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2022

Debbie Mann
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

MST 2022-0557

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair Lavoie	Pinnacle Bank	114-12-0A-075.00-CO
(NAME)	(NAME)	
338 Stonecrest Way	150 3rd Ave South #1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(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, WE, **Bethany Smith and Adam Smith, wife and husband, Tenants by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blair Lavoie,** 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 Unit No. 75 on the Plan of Phase II, Stoneridge Townhomes, attached as Exhibit "B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes (Annexing Phase II Property), of record in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee. Said First Supplement and Amendment annexes the subject property into the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes, of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Bethany Jones, an unmarried woman by Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20090402-0029991 Register's Office for Davidson County, Tennessee, dated March 31, 2009 and recorded on April 02, 2009.

Being the same property conveyed to Bethany Smith and Adam Smith, wife and husband, tenants by the entirety by QuitClaim Deed from Bethany Smith, f/k/a Bethany Jones, married to Adam Smith of record in Instrument No. 20210624-0085917 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on June 24, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20050421-0044398, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument Number 20050421-0044398, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20050421-0044398, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes Phase I, with Charter and By-Laws appended thereto, of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, and as supplemented and amended to annex Phase II in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes (Annexing Phase II Property) of record in Instrument No. 20080715-0072550, Register' s Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20050804-0091479, Register's Office for Davidson County, Tennessee. Easement to Tennessee Electric Power Company of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20050210-0052716, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20080219-0015527, in the Register's Office for Davidson County, Tennessee. Waterline Easement of record in Instrument No. 20080428-0042872, in the Register's Office for Davidson County, Tennessee. Parking Easement of record in Instrument No. 20080428-0042873, in the Register's Office for Davidson County, Tennessee.

This property, known as 338 Stonecrest Way, Nashville, TN 37209
(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 my/our hand(s) this 29th DAY OF APRIL, 2022.

Bethany Smith by her attorney-in-fact

Bethany Smith by Yvette Meldrum, her Attorney-in-Fact

Adam Smith by his attorney-in-fact

Adam Smith by Yvette Meldrum, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Bethany Smith and Adam Smith, wife and husband Tenants by the entirety, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Bethany Smith and Adam Smith, wife and husband Tenants by the entirety, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 29th day of April, 2022.

Notary Public

My Commission Expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County