This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16162-MC

Karen Johnson Davidson County
Batch# 850018 DEEDWARR
05/03/2022 11:25:42 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20220503-0051262

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carrie Smith and Dale Smith 400 Lemont Drive Nashville, TN 37216	Compass Mortgage 27755 Diehl Road Ste 100 Warrenville, IL 60555	061-05-0A-022.00-CO

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, **Andrea K. Howat, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carrie Smith, a single woman and Dale Smith, a married man**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 41 of Condominium Site Plan, Phase II, Poplar Glen, A Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Condominium Site Plan, Phase II, Poplar Glen, A Horizontal Property Regime of record in Plat Book 6900, Page 764, and Plat Book 6900, Page 567 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit Book 7534, Page 591, as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, Book 7654, Page 439 and Book 8036, Page 175 to said Master Deed.

Being the same property conveyed to Andrea K. Howat, a single woman by Warranty deed from Dustin Isaac Knight, an unmarried man of record in Instrument No. 20170628-0065037 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 28, 2017.

This is ☒ improved or ☐ unimproved property located at: **400 Lemont Drive, Nashville, TN 37216**

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 27 day of April, 2022.

GRANTOR:

Andrea K. Howat

STATE OF Missouri
COUNTY OF Jackson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrea K. Howat, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of April, 2022

Marcus Pryor
Notary Public
My Commission expires: 09/14/2024

MARCUS PRYOR
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 20993630
My Commission Expires 09-14-2024