Karen Johnson Davidson County
Batch# 852227 DEEDWARR
05/09/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20220509-0052792

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of April, 2022

Notary Public

Commission Expires: 11/3/25

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov. 3, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy Frances Smartt 2913 Wellesley Trace Nashville, TN 37215	Wells Fargo Bank,NA 1801 Park View Dr Fl 1 Shoreview, MN 55126-5030	117-07-0U-001.00-CO

WARRANTY DEED

FOR AND IN 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,

Robert E. Decamp, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Frances Smartt, a single woman

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 A together with the appurtenant interest in the common elements of Wellesley Trace Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Wellesley Trace Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131004-0104722, Register's Office for Davidson County, Tennessee, said unit being depicted on Exhibit "B" to said Declaration, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wellesley Trace Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131004-0104722, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert E. DeCamp, unmarried by Warranty Deed from Michael Nichols and Sarah Nichols, husband and wife, of record in Instrument No. 20191112-0116451, Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 12, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2913 Wellesley Trace, Nashville, TN 37215

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 so 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.

Dated this the 29th day of April, 2022.

Robert E. Decamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2022, before me personally appeared Robert E. Decamp, 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 29th day of April, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 29 day of April, 2022

Robert L. Scruggs, Affiant — Date 4.29.2022

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of April, 2022

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023