Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62591
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Wilson Haynes Lindsay Nichole Sales 5411 California Avenue Nashville, TN 37209	New owner

Karen Johnson Davidson County
Batch# 853120 DEEDWARR
05/10/2022 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20220510-0053302

TAX MAP PARCEL NUMBERS: 091024E00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$740,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Smith, III, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lindsay Nichole Sales, an unmarried woman, and Andrew Wilson Haynes, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5411 California , of record in Inst No. 20160517-0049127, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Smith, III, unmarried, by Warranty Deed from Potter Brothers Construction, LLC, a Tennessee Limited Liability Company, dated November 15, 2016 and recorded on November 17, 2016, of record in Inst. No. 20161117-0121272, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5411 California , of record in Inst No. 20160517-0049127, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20160517-0049127, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter for the Homes at 5411 California Corporation of record in Inst. No. 20160517-0049128, said Register's Office.

Polly Smith, spouse of Robert L. Smith, III, joins in execution of this instrument in order to convey any marital interest she may have in subject property.

This is improved property, known as 5411 California Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2022.

Robert L. Smith III **Polly Smith**

State of Tennessee

County of Davidson

On this 9th day of May, 2022, before me the undersigned authority, personally appeared Robert L. Smith III and Polly Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2024

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $740,000.00.

Affiant

Sworn and subscribed before me this 9th day of May, 2022.

Notary

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/22/25