THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440513

Karen Johnson Davidson County
Batch# 855562 DEEDWARR
05/13/2022 02:01:44 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220513-0055516

Prepared by:
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2022.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Addison Smith and Ashley Smith 4611B Kentucky Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 0I 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erin Hollingshead Clinard and John Matthew Clinard, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Addison Smith and Ashley Smith,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows: Joint tenants with the right of survivorship

Land in Davidson County, Tennessee, being Unit No. B as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Cottages of the Nation, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20131204-0123551, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin Hollingshead Clinard and John Matthew Clinard, a Married Couple, by Warranty Deed from Harold Johnson, of record in Instrument No. 20140429-0035820, in the Register's office of Davidson County, Tennessee, dated April 23, 2014 and recorded on April 29, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131204-0123551.

This is improved property located at 4611B Kentucky Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of April, 2022.

Erin Hollingshead Clinard

John Matthew Clinard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin Hollingshead Clinard and John Matthew Clinard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2022.



Notary Public

My Commission Expires: _____