Karen Johnson Davidson County
Batch# 862705 DEEDWARR
05/25/2022 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20220525-0060836

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1728

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~Davidson~~ Buchanan

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

JOHN B SZCZEPANIK
Notary Public - Notary Seal
Andrew County - State of Missouri
Commission Number 17659885
My Commission Expires Feb 21, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2022

Notary Public

Commission Expires: 2-21-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darren Edward Rector 515 Basswood Avenue #17 Nashville, TN 37209	AMC Credit Union Mortgage 10800 Main Street Fairfax, VA 22030	090-11-0A-017.00-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,

Tyler N. Smith, a single man and RoxAnn Waegele, a single woman

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

Darren Edward Rector, an unmarried man

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. 17, together with the appurtenant interest in the common elements of Rock Harbor Condominium Association, a horizontal property regime established by Master Deed of record in Book 6153, page 421, as amended in Book 6162, page 251, Book 6896, page 661, Book 7369, page 206, Instrument No. 20060109-0002574, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C-1 to the aforementioned Master Deed.

Being the same property conveyed to Tyler N. Smith, unmarried, and RoxAnn Waegele, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Joseph D. Fallabel and Cherie L. Sullivan, both unmarried, of record in Instrument No. 20170523-0051080 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 23, 2017.

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: 515 Basswood Avenue #17, 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 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 5th day of May, 2022.

_____
Tyler N. Smith

_____
RoxAnn Waegele

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tyler N. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 3rd day of May, 2022.

Notary Public_____
My Commission Expires:_____

STATE OF Missouri
COUNTY OF Buchanan

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RoxAnn Waegele, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 3rd day of May, 2022.

Notary Public_____
My Commission Expires: 2-21-2025

JOHN B SZCZEPANIK
Notary Public - Notary Seal
Andrew County - State of Missouri
Commission Number 17659885
My Commission Expires Feb 21, 2025

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 5th day of May, 2022.

Tyler N. Smith

RoxAnn Waegele

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tyler N. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 3rd day of May, 2022.

Notary Public Molly Landmesser
My Commission Expires: 1-6-25

MOLLY LANDMESSER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 06, 2025
COUNTY OF DAVIDSON

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RoxAnn Waegele, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 3rd day of May, 2022.

Notary Public_____
My Commission Expires:_____

Certificate of Authenticity

I, Joshua A. Terry, 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 5-5-22.

Affiant Signature

5-16-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-16-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23