Karen Johnson Davidson County
Batch# 865385 DEEDWARR
06/01/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220601-0062884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

x Matthew Garrett Smith
Affiant

Subscribed and sworn to before me, this 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2025

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Garrett Smith, unmarried and Mark B. Smith, married, joint tenants with right of survivorship	First Bank (NAME)	
445 Westboro Drive (ADDRESS)	722 Columbia Ave (ADDRESS)	091-13-3D-002.00-CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Chase Gifford and Brittany Gifford, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew Garrett Smith, unmarried and Mark B. Smith, married, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of the Homes at 443 Westboro, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 443 Westboro, a Horizontal Property Regime, of record in Instrument Number 20171013-0105097, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "B" to said declaration; together with a percentage interest in the common elements as set forth in said declaration.

Being the same property conveyed to Chase Gifford and Brittany Gifford, husband and wife by Warranty deed from Khalid Kamal of record in Instrument No. 20190502-0040827 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 445 Westboro Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hand(s) this 20th day of May, 2022.

WARRANTY DEED
(Continued)

Chase Gifford

Brittany Gifford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chase Gifford and Brittany Gifford, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2022.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20TH day of MAY, 2022.

Date: 5-20-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 20TH day of MAY, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY