Karen Johnson Davidson County
Batch# 866113 DEEDWARR
06/01/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $527.25
20220601-0063448

G#35809-2

WARRANTY DEED

LINDSAY PHILPOT NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

LINDSAY PHILPOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$142,500.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2022.

Notary Public

My commission expires: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rhonda Smart and Jack Smart	**"New Owners"**	**103 02 0 C 002 00 CO**
P. O. Box 210515	same	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tim Bennett, an unmarried man, and Jesus Berdeja, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Smart and Jack Smart, wife and husband

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of the West End Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Terrace Condominiums, of record in Book 6657, Page 549, and amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of West End Terrace Condominiums, as set out on Exhibit "D" to the Master Deed of record in Book 6657, Page 549, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Tim Bennett, an unmarried man, and Jesus Berdeja, an unmarried man, by Warranty Deed dated December 11, 2012, from Betty R. Spencer, of record in Instrument No. 20121217-0115614, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Jesus Berdeja pursuant to a Limited Power of Attorney executed by him on the 18th day of April, 2022, of record in Instrument No. 20220512-0054377, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "D" to the Master Deed of record in Book 6657, Page 549, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land

embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Terrace Condominiums, of record in Book 6657, Page 549, and By-Laws appended thereto, and the Master Deed being amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 3642, Page 417, Register's Office for Davidson County, Tennessee;

4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3859, Page 859, Register's Office for Davidson County, Tennessee;

5) Deed of conveyance for sanitary sewer of record in Book 3840, Page 386, said Register's Office;

6) Easements as set out in instruments of record in Book 5894, Pages 97 and 101, said Register's Office;

7) Charter of West End Terrace Homeowners Association, Inc., of record in Book 7142, Page 904, and amended in Book 7584, Page 269, in Book 7589, Page 847, and in Book 7589, Page 849, said Register's Office;

8) Easement for television cable of record in Book 5974, Page 755, said Register's Office;

9) Unrecorded Lease Agreement with Home Coin Laundry dated December 6, 1977; and,

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **27 White Bridge Pike #2, 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 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 **3rd** day of **May, 2022.**

Tim Bennett

Jesus Berdeja by Tim Bennett Attorney in Fact
Jesus Berdeja By Tim Bennett, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tim Bennett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2022.**

My Commission Expires: Jan. 3, 2023

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Tim Bennett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jesus Berdeja,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jesus Berdeja** for the purpose therein contained, by signing the name of **Jesus Berdeja** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2022.**

My Commission Expires: Jan. 3, 2023

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Certificate of Authenticity

I, Lindsay Philpot, 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 may 3, 2022.

Date

Affiant Signature

may 3, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of may, 2022.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025