Karen Johnson Davidson County
Batch# 872226 DEEDWARR
06/15/2022 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $747.76
20220615-0068453

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,098.44

Richard D Damon Smith

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2022.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Gore & Reynolds, PLLC
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Damon Smith Real Estate, LLC	New Owner	095 05 0B 040.00
(NAME)	(NAME)	
505 Mansion Ct		
(ADDRESS)	(ADDRESS)	
Brentwood. TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Jo B. Thorogood, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Damon Smith Real Estate, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 120 on the Declaration and Covenants Conditions and Restrictions, establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office for Davidson County, Tennessee, to which Declaration and Covenants Conditions and Restrictions of reference is made for a more complete description thereof.

Being the same property conveyed to George W. Thorogood, Jr., Trustee of The George W. Thorogood Trust, under Instrument dated 12/01/1985, of record in Instrument No. 20040719-0085615, in the Register's Office of Davidson County, Tennessee, dated July 15, 2004 and recorded on July 19, 2004.

Being the same property conveyed to Jo B. Thorogood, by Quitclaim Deed from George W. Thorogood, Jr., Trustee of the George W. Thorogood Trust under Instrument dated 12/01/1985, of record in Instrument No. 20160707-0069386, in the Register's Office of Davidson County, Tennessee, dated June 30, 2016 and recorded on July 07, 2016. Affidavit of Scrivener's Error of record in Instrument No. 20220527-0061772 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office.
Easement for Grant of Transmission Line, recorded in Book 1163, Page 638; Book 1207, Page 513, said Register's Office.
Easement recorded in Instrument No. 20031007-0147962, said Register's Office.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010628- 0068559, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2120 Lebanon Pike #120, Nashville, TN 37210
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of June 2022.

Jo B. Thorogood

Jo B. Thorogood

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo B. Thorogood, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of June, 2022.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

Certificate of Authenticity

I, Blake Harris Reynolds, 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 6-9-2022.

Date

Affiant Signature

6-9-2022
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

JILL L. CEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY