# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 876951 DEEDWARRSP
06/23/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220623-0072083

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Edward C. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: Feb 24, 2024
(AFFIX SEAL)

Vladimir Gonzalez
Comm.#GG961456
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 First Avenue S., Suite 200, Franklin, TN 37064

| | | |
|---|---|---|
| ADDRESS NEW OWNER(S) FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER(S) |
| Maria Ospina | Churchill Mortgage Corporation | 143 01 0D 022.00 |
| (NAME) | (NAME) | |
| 2026 Morrison Ridge Drive | 1749 Mallory Lane, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Haury and Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the Grantor, has/have bargained and sold, and by these presents do hereby transfer and convey unto **MARIA OSPINA, A SINGLE WOMAN AND EDWARD CHARLES SIMMONS AND ADRIANA SIMMONS, HUSBAND AND WIFE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called Grantee, his/her/their heirs and/or assigns, that certain tract or parcel of land in DAVIDSON County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 21 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200123-0008509, amended in Instrument Numbers 20210104-0000013, 20210104-0000014, 20210127-0012271, and 20220426-0048083, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Haury And Smith Contractors, Inc., by Warranty Deed from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, in the Register's Office of Davidson County, Tennessee, dated April 19, 2006 and recorded on April 19, 2006.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008509, as amended in Instrument No's. 20210104-0000013, 20210104-0000014, 20210127-0012271 and 20220426-0048083, in the Register's office for Davidson County, TN.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180410-0033672, in the Register's office for Davidson County, TN.

Easement for Water Line, recorded in Book 6431, Page 402, in the Register's office for Davidson County, TN.

Easement for Public Utilities, recorded in Instrument No. 20201015-0120032, in the Register's office for Davidson County, TN.

Easement for Water Line and Sewer Line, recorded in Book 6800, Page 409, in the Register's office for Davidson County, TN.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 0060712-0083957, in the Register's office for Davidson County, TN.

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 other matters of public record, (5) taxes for current and subsequent years.

This is improved property know as 2026 Morrison Ridge Drive, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Effective this 15th day of June, 2022.

**Haury and Smith Contractors, Inc.**

By: _____
Reese L. Smith, III, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Reese L. Smith, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that Reese L. Smith, III, as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Brentwood, TN this 15th day of June, 2022.

_____
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 6-15-2022.

Date

Affiant Signature

6-16-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of June, 2022.

Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

JILL L. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY