Karen Johnson Davidson County
Batch# 878713 DEEDWARR
06/27/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220627-0073280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

T-PR-22-026328

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dwayne D'Souza and Kaele Leonard	Synovus	
(NAME)	(NAME)	
2634 B Pennington Ave	800 Shades Creek Pkwy	**072-11-0B-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham AL 35209	
(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 consideration, the receipt of which is hereby acknowledged, **BRETT A. SMITH AND VANESSA VASQUEZ SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DWAYNE D'SOUZA AND KAELE LEONARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit B on the Plan of Homes at 2634 Pennington Avenue, A Horizontal Property Regime with Private Elements as set forth by Exhibit "B" of the DCCR's of record in Instrument No. 20140325-0024619 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Brett A. Smith and Vanessa Vasquez Smith, husband and wife by Warranty deed from Gary Goetzman of record in Instrument No. 20180430-0040584 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 44, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan attached as Exhibit "B" to the Declaration of record in Instrument No. 20140325-0024619, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions together with the By-Laws of Homes at 2634 Pennington Avenue Homeowners Association attached as Exhibit "C" of record in Instrument No. 20140325-0024619, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2634 B Pennington Ave, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 the 15 DAY OF JUNE, 2022.

Brett A. Smith

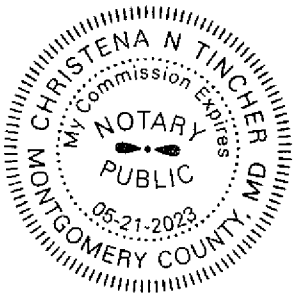
Vanessa Vasquez Smith

STATE OF ~~TENNESSEE~~ MARYLAND
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT A. SMITH, the within named bargainor, 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 16th of June, 2022.

Notary Public
My Commission Expires: May 21, 2023
(SEAL)

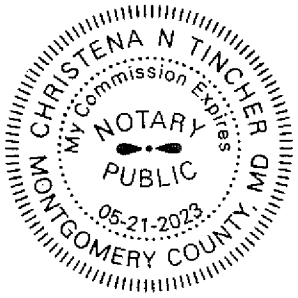


STATE OF ~~TENNESSEE~~ MARYLAND
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA VASQUEZ SMITH, the within named bargainor, 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 16th of June, 2022.

Notary Public
My Commission Expires: May 21, 2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/15/22

GEORGE E. MUDTER, JR.
Dated 6/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/15/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

