WARRANTY DEED

Karen Johnson Davidson County
Batch# 878733 DEEDWARR
06/27/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20220627-0073302

File No. BC-22-2589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Raymond	Same	
(NAME)	(NAME)	
811 Apple Drive		162-09-0C-809.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jerry W. Smith and wife, Darlene C. Smith,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Raymond, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A located on Lot No. 31, Phase I, on the Plan of Cedarwood Condominiums of record in Plat Book 5200, page 304, Registers Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jerry W. Smith and wife Darlene C. Smith by Warranty deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9837, page 544, Register's Office for Davidson County, Tennessee, dated October 25, 1995 and recorded on October 25, 1995.

This is property more commonly known as 811 Apple Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 16th day of June, 2022.

Jerry W. Smith

Darlene C. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June, 2022, before me personally appeared Jerry W Smith and Darlene C Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 16th day of June, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Diane March,** 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 this the 16th day of June, 2022.

Affiant Signature
Date 06/16/2022

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

