WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17847-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17847-RR

Karen Johnson Davidson County
Batch# 884107 DEEDWARR
07/05/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220705-0077295

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Subscribed and sworn to before me, this the 1st day of July, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Constance Smith 95 Victoria Park Nashville, TN 37205	New Owner	131-05-0C-108.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Diana B. Scales**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Constance Smith**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A part of the Hillsborough Condominium tract as shown on a Plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being: Unit No. 108 on the Section Plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, to which Plat and Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diana B. Scales by Warranty deed from Mid Ohio Securities Corp. Custodian FBO Donnie L. Dickson, IRA of record in Instrument No. 20050412-0040627 Register's Office for Davidson County, Tennessee, dated March 24, 2005 and recorded on April 12, 2005.

This is improved property located at: **108 Forest Place Circle, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2022.

GRANTOR:

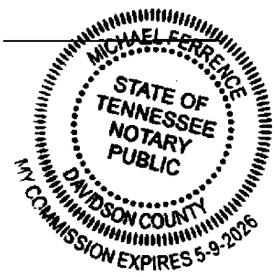
Diana Scales

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diana Scales, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2022.

Notary Public
My Commission expires: _____



202207050077295

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 7/1/22.

Affiant Signature

7/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of July, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

