WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3324313

Return to:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TN
COUNTY OF SUMNER

The actual consideration or value for this transfer, whichever is greater, is $ 255,000.00 .

Affiant

Subscribed and sworn to me, this the 29th day of JUNE, 2022.

Notary Public

My commission expires:

Property Address: 3401 Anderson Road, Unit 113 Antioch, TN 37013	**Parcel ID:** 13615-0B-160.00
Property owner: SAME	**Mail tax bills to:** SAME

Karen Johnson Davidson County
Batch# 884329 DEEDWARR
07/06/2022 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20220706-0077606

THIS INDENTURE is made effective the 29th day of June, 20 22, by **Joseph W. Sotiroff, unmarried,** First Parties, for the purpose of conveying the premises described herein to Patricia L. Cothran, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 113 on the plan of a Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes of record at Instrument No. 20020926-0117439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph W. Sotiroff, unmarried, by Warranty Deed dated March 1, 2007 from Steve J. Mortillaro, Jr., unmarried, recorded March 5, 2007 at Instrument NO. 20070305-0026956, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20020926-0117439; Subject to Stormwater Detention Agreement recorded in Book 11540, Page 482; Subject to Articles of Amendment to the Charter recorded in Book 11666, Page 149; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 11666, Page 151; Instrument No. 20010730-0080392; Instrument No. 20030115-0006563 and Instrument No. 20050301-0022516; Subject to Smith Springs Townhomes Association, Inc. Rules & Regulations of record at Instrument No. 20110816-9963130 and Subject to Easement for Common Areas to Smith Springs HOA of record at Instrument No. 200001110003643, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2022, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Joseph W. Soliroff

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Joseph W. Sotiroff**, 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 SEAL AT OFFICE, in Davidson County, this the 11th day of April, 2022.

Presley Brown

NOTARY PUBLIC

My Commission Expires: 1/3/2023

PRESLEY M BROWN
NOTARY
STATE
OF
TENNESSEE
PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steitemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 29th June, 2022.

Custodian's Signature — 06/29/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023