Karen Johnson Davidson County
Batch# 893856 DEEDWARR
07/26/2022 11:17:34 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20220726-0085235

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

SMITH-T22147

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF July, 2022.

(Affix Seal) Notary Public

My Commission Expires:

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John-Dalton McCorkle, an unmarried man		052-16-0A-038.00-CO
1301 Neelys Bend Road, Apt 38E	New Owner	
Madison, TN 37115		

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, I/we, JUSTIN T.SMITH AND KELA R. SMITH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN-DALTON MCCORKLE, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Apartment Unit No. E-38 on the plan of Neely's Bend Condominium created under Title 64, Section 2701 et seq. amended, Tennessee Code Annotated, and as established by a Master Deed Book 5483, Page 86 and Amendment of ByLaws recorded in Instrument No's. 20020705-0080848 and 20040527-0062519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements, appurtenant to each unit as set forth in Exhibit A-1, of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, said Register' s Office for a more complete identification and description of such Unit.

BEING the same property conveyed to Justin T. Smith and Kela R. Smith, husband and wife, by deed from Lisa J. Smith, an unmarried woman dated 01/21/2022 and filed for record on 01/25/2022 in Instrument No. 20220125-0008980 in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1301 Neelys Bend Road, Apt 38E, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 21st day of July, 2022 :

Justin T. Smith

Kela R. Smith

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JUSTIN T. SMITH AND KELA R. SMITH, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 21st day of July, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023