When recorded, return to:
Closed Title
818 18th Avenue South
Nashville, TN 37203

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17626-KS

Karen Johnson Davidson County
Batch# 898568 DEEDWARR
08/03/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220803-0088653

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

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

Notary Public
My Commission Expires: May 5, 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicole A. Swisher 602 Parkvue Place Drive Nashville, TN 37221	Nicole A. Swisher 602 Parkvue Place Drive Nashville, TN 37221	142 02 0C 011.00

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, we,

Paul Smith and Pamela Smith, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Nicole A. Swisher, an unmarried woman, hereinafter called the Grantee(s), her 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. 11 on the plan of Parkvue, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of Parkvue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190206-0011430, Scrivener's Affidavit recorded in Instrument No. 20200323-0031564, Assignment of Declarant Rights recorded in Instrument No. 20180410-0033784, Instrument No. 20190206-0011431, Supplemented in Instrument No. 20191007-0102592, Instrument No. 20191007-0102593, Assignment of Declarant Rights recorded in Instrument No. 20191122-0120877, Supplemented in Instrument No. 20200622-0066810 and in Instrument No. 20200828-0087615, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Paul Smith and Pamela Smith, Husband and Wife, by Warranty Deed from Shelby Fallon and Jonathan Cordrey, Husband and Wife, of record in Instrument No. 20210618-0082636, in the Register's Office of Davidson County, Tennessee, dated June 14, 2021 and recorded on June 18, 2021.

This is improved property located at: **602 Parkvue Place Drive, Nashville, TN 37221**

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:

Paul Smith

Pamela Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Smith and Pamela Smith, 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 they executed the foregoing instrument for the purposes therein contained.

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

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 July 1, 2022.

Affiant Signature

Date: July 1, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this July 1, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

