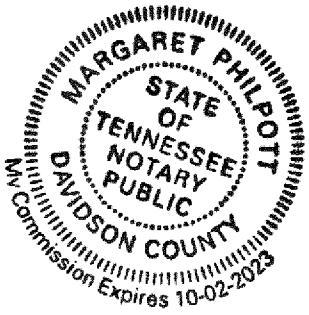
Karen Johnson Davidson County
Batch# 898576 DEEDWARR
08/03/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20220803-0088663

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Christopher Smith and Paige Allyn Smith	Michael Christopher Smith Paige Allyn Smith	Parcel ID: 147 05 0 099.00
(NAME) 303 Wauford Drive	(NAME) 111, 17th Ave South, Apt. 1116	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine B. Vogelsang and Daniel Thomas Vogelsang, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Christopher Smith and Paige Allyn Smith, husband and wife**, hereinafter called the Grantees, 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 Lot No. 99 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page 58, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 99 fronts 80 feet on the Southerly side of Wauford Drive and runs back between lines measuring 158.4 feet on the Easterly line and 160.3 feet on the Westerly line to a dead line in the rear, which is a broken line, measuring 80.0 feet thereon.

Being the same property conveyed to Katherine B. Vogelsang and Daniel B. Vogelsang, wife and husband from Charles D. Robbins and Mary Lynn Robbins, husband and wife by Warranty Deed dated April 20, 2018 and recorded on April 23, 2018 in Instrument No. 20180423-0037925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 303 Wauford Drive, Nashville, TN 37211

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 our hands this 1st day of August, 2022.

Katherine B. Vogelsang

Daniel Thomas Vogelsang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Katherine B. Vogelsang and Daniel Thomas Vogelsang, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2022.

Notary Public

My Commission Expires:

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/1/2022** (date of document).

Affiant Signature

8/1/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **August**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

