WARRANTY DEED

Karen Johnson Davidson County
Batch# 900352 **DEEDWARR**
08/08/2022 11:02:12 AM 2 pgs
Fees: $13.00 Taxes: $3,252.30

20220808-0089912

File No.: RES-22-414A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Khan	new owner	103 01 1A 001.00 CO
(NAME)	(NAME)	
414 Westboro Dr. A Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JOHN C. SMITH, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHERYL KHAN,** a single woman, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 414 Westboro Drive, a Horizontal Property Regime, of record in Instrument Number 20210714-0094805, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set
forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to John C. Smith, married, from Donna Kemp, a single woman, by Warranty Deed dated May 18, 2021, recorded May 20, 2021, in Instrument No. 20210520-0068326, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 414A Westboro Drive, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 2nd day of August, 2022

John C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2022, before me personally appeared John C. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of August, 2022.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VRES-22-414A