Karen Johnson Davidson County
Batch# 904384 DEEDWARR
08/17/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $543.90
20220817-0093169



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant

Subscribed and sworn to before me, this 15st day of August, 2022.

Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew Smith and Carmen Smith	Andrew & Carmen Smith	142-04-0A-023.00-CO
210 Old Hickory Blvd # 23	6596 Jocelyn Hollow RD	
Nashville TN 37211	Nashville TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kim A. Nowlan, an unmarried woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Andrew Smith and Carmen Smith, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 23 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Kim A. Nowlan, an unmarried woman by Warranty deed from Michael G. Bevington Sayles, a married woman of record in Book 9888, page 487, Register's Office for Davidson County, Tennessee, dated December 13, 1995 and recorded on December 14, 1995.

This is **improved** property known as **210 old Hickory Blvd #23, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15st day of August, 2022.

Kim A Nowlan

Kim A. Nowlan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kim A. Nowlan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 15st day of August, 2022.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 22-001184-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 08-15-2022 (date of document).

Affiant Signature

08-15-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

