Karen Johnson Davidson County
Batch# 928919 DEEDWARR
10/13/2022 09:32:54 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20221013-0112205

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-19326-TC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2022.

John M. Wells State of Tennessee Notary Public Davidson County

Notary Public
My Commission Expires: 3/7/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Dezevallos 1201 Carl Seyfert Memorial Drive Brentwood, TN 37027	NEW OWNER	117-07-0K-021-00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Katherine E. Smalley, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **George Dezevallos**, hereinafter called the Grantee, his 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. 3341, on the Horizontal Property Regime for Golf Club Place Condominiums, as recorded in the Master Deed of record in Book 10283, page 431, amended in Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571 and as shown on plat of record in Plat Book 9700, page 293, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Katherine E. Smalley, a single womanKatherine E. Smalley, a single woman by Warranty Deed from Justin W. Leach and wife, Kerry D. Leach of record as Instrument No. 20170510-0046604 in the Register's Office for Davidson County, Tennessee, dated May 9, 2017 and recorded on May 10, 2017.

This is improved property located at: **3341 Golf Club Lane, Nashville, TN 37215**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 12th day of October, 2022.

GRANTOR:

Katherine E. Smalley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine E. Smalley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of October, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024