Karen Johnson Davidson County
Batch# 931833 DEEDWARR
10/20/2022 09:34:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221020-0114343

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily Smith Revocable Trust	Emily Smith	102-13-0B-037.00-CO
1108 Lilly Valley Way	1108 Lilly Valley Way	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HERBY ACKNOWLEDGED, I, **Emily Rose Smith, individually**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE **Emily Smith Revocable Trust,**

HEREINAFTER CALLED THE GRANTEE, ITS 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 37 on the plan of Park Place at Charlotte, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20160916-0097376, as amended in Instrument Number 20161118-0122072, Instrument Number 20161209-0129493 and Instrument Number 20170213-0014731, and as shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Smith from Christopher Cassar and Michelle Cassar, husband and wife, by Warranty Deed dated June 16, 2020 and recorded July 13, 2020, in Instrument No. 20200713-0076074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (_) UNIMPROVED

(X) IMPROVED property known as **1108 Lilly Valley Way, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its 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 the 11 day of October, 2022.

Emily Rose Smith

Emily Rose Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Rose Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of Oct 2022~~2022~~.

My Commission expires: 7/6/2024~~2022~~.

Notary Public

Laura J Munoz
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY:

David C. May, Esq.
SK Detroit Law Partners, P.C.
2000 Town Center, Suite 1500
Southfield, Michigan 48075

WHEN RECORDED RETURN TO: **Grantee**