Karen Johnson Davidson County
Batch# 931931 DEEDWARR
10/20/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $569.80
20221020-0114473

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-10-356
Parcel ID: 103 02 0C 002.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jonathan Gabelman 802 Shadowstone Place Nashville, TN 37220	Same as New Owner	Map/Parcel 103 02 0C 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jack Smart and Rhonda Smart, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jonathan Gabelman, a single man**, ("Grantee") all of right, title and interest in and to that certain real property known as 276 White Bridge Pike, 2, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of the West End Terrace Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Terrace Condominium, of record in Book 6657, Page 549, and amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6657, Page 572, said Register's Office, 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 Plan of West End Terrace Condominium, of record as set out on Exhibit "D" to the Master Deed in Book 6657, Page 549, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Tim Bennett, an unmarried man and Jesus Berdeja, an unmarried man, by Warranty Deed from Betty R. Spencer, of record in Instrument No. 20121217-0115614, in the Register's Office of Davidson County, Tennessee, dated December 11, 2012 and recorded on December 17, 2012.

Being the same property conveyed to Rhonda Smart and Jack Smart, wife and husband, by Warranty Deed from Tim Bennett, an unmarried man and Jesus Berdeja, an unmarried man, of record in Instrument No. 20220601-0063448, in the Register's Office of Davidson County, Tennessee, dated May 03, 2022 and recorded on June 01, 2022.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used,

the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20th day of October, 2022.

Jack Smart

Rhonda Smart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2022, before me personally appeared Jack Smart and Rhonda Smart, 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 20th day of October, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 154,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of October 2022

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 10·20·2022.

Date

Holly Ray

Affiant Signature

10·20·2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of October, 2022

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY