WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19286-DS

Karen Johnson Davidson County
Batch# 931948 DEEDWARR
10/20/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20221020-0114495

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of OCTOBER, 2022.

Notary Public
My commission expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Picket Realty Services Attn: Shaun O'Connor 318 First Ave S. Suite 310 Seattle, WA 98104	New Owner	176 01 0A 038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dennis J. Smith and Sherry H. Smith, Trustees of The Dennis and Sherry Smith Living Trust, dated July 25, 2018, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Portico 3, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee, its successors 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 Lot No. 38 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The Dennis and Sherry Smith Living Trust, Dennis J. Smith and Sherry H. Smith, Trustees, dated July 25, 2018, by Quitclaim Deed from The Dennis and Sherry Smith Living Trust, Dennis J. Smith and Sherry H. Smith, Trustees, of record in Instrument No. 20200928-0111202, in the Register's Office of Davidson County, Tennessee, dated September 18, 2020 and recorded on September 28, 2020.

Being the same property conveyed to The Dennis and Sherry Smith Living Trust, Dennis J. Smith and Sherry H. Smith, Trustees, by Quitclaim Deed from Dennis J. Smith, of record in Instrument No. 20180730-0073936, in the Register's Office of Davidson County, Tennessee, dated July 25, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Dennis J. Smith, unmarried, by Warranty Deed from Linda Bahlke Medford, unmarried, of record in Instrument No. 20090423-0037086, in the Register's Office of Davidson County, Tennessee, dated April 15, 2009 and recorded on April 23, 2009.

This property is improved property known as 7016 Hickory Pass Lane, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17 day of OCTOBER, 2022

Dennis J. Smith, Trustee
DENNIS J. SMITH, TRUSTEE

Sherry H. Smith, Trustee
SHERRY H. SMITH, TRUSTEE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS J. SMITH and SHERRY H. SMITH, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further stated that they are the trustees of The Dennis and Sherry Smith Living Trust, dated July 25, 2018, and as such trustees had authority to so act.

Witness my hand ~~and seal~~ this 17 day of October, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/17/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/17/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** October, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM