This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19359-DJ

Karen Johnson Davidson County
Batch# 933724 DEEDWARR
10/26/2022 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20221026-0115857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2022.

Notary Public
My Commission Expires:

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine C. Smith 2928 Ironwood Drive Nashville TN 37214	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive Suite 200 Charlotte, NC 28273	096-06-0-160

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Geneva Petschulat and Paul Elias Attea, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine C. Smith, a single woman**, hereinafter called the Grantee(s),her 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 all Lot No. 73, Section No. II, Cloverhill, according to survey and plat of same appearing of record in Book 2133, page 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Geneva Petschulat and Paul Elias Attea by Warranty Deed from David MacArthur Blackwell, a single man, and Karen Lee Becker, married, and Joanna Lynn Hicks, married, and Michael Dale Blackwell, a single man, and Elsa Michelle Carter (f/k/a Elsa Michelle Adams), married, and Teresa Lynn Lindsey (f/k/a Teresa Lynn Blackwell), married, dated July 26, 2017, recorded August 2, 2017, of record in Instrument No. 20170802-0078750, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2928 Ironwood Drive, Nashville, TN 37214.**

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 her 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 25th day of October, 2022.

GRANTOR:

Geneva Petschulat

Paul Elias Attea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 25th day of October, 2022.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **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 10/25/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/25/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 **day of** October, **2022.**

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