WARRANTY DEED

Karen Johnson Davidson County
Batch# 936893 DEEDWARR
11/02/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20221102-0118329

File #22-DM-2503-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TAMMY LACKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erika Gabriele Smitten and Daniel Felipe Gonzalez	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
2418 McGinnis Drive	**4004 Hillsboro Road, Ste 216B**	**073 09 0 011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM R. ECKERT, AN UNMARRIED PERSON, AND NGAIRE HONEY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIKA GABRIELE SMITTEN, UNMARRIED AND DANIEL FELIPE GONZALEZ, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Gibson Heights, of record in Plat Book 1835, Page 133, amended in Book 2152, Page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Eckert, Unmarried and Ngaire Honey, Unmarried, As Tenants in Common with Right of Survivorship, by Warranty Deed from Michael Todd Walker and Melanie Walker, Husband and Wife, As Joint Tenants with Right of Survivorship, of record in Instrument No. 20130701-0067630, in the Register's Office of Davidson County, Tennessee, dated June 26, 2013 and recorded on July 01, 2013.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gibson Heights, as recorded in Plat Book 1835, Page(s) 133 and Amended in Book 2152, Page 473.
*Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7435, Page 684.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2503 Sandy Drive, Nashville, TN 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 31st day of October, 2022.

Adam R. Eckert

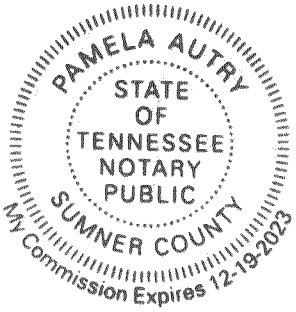
Ngaire Honey by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Adam R. Eckert, 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 31st day of October, 2022.

Notary Signature
My commission expires:

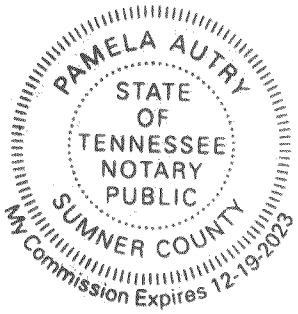


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Ngaire Honey, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed of the said Ngaire Honey.

Witness my hand, at office, this 31st day of October, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 31st day of October, 2022.

Affiant Signature
Date 10/31/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

