This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19446-RR

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-19476-KS

Karen Johnson Davidson County
Batch# 938030 DEEDWARR
11/04/2022 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20221104-0119169

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $487,000.00.

Affiant

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 2nd day of November, 2022.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Elizabeth Smalley 1301 Westvale Drive Nashville, TN 37221	New Owner	126 16 0A 440.00

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, **Barry Dennis and Carol Dennis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katherine Elizabeth Smalley, an unmarried woman**, hereinafter called the Grantee, 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 Lot No. 593, Plan of, Parkview at Riverwalk, Phase 1, as shown on plan of record in Instrument No. 20050215-0016985, 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 Barry Dennis and Carol Dennis, husband and wife, by Warranty Deed from William Houston and Connie Houston, husband and wife, of record in Instrument No. 20150904-0090542, in the Register's Office of Davidson County, Tennessee, dated August 28, 2015 and recorded on August 04, 2015.

This is improved property located at: **1301 Westvale Drive, Nashville, TN 37221**.

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 his/her/their 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 2nd day of November, 2022.

GRANTOR:

Barry Dennis

Carol Dennis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry Dennis and Carol Dennis, the within named bargainors, 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 2nd day of November, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 11-2-22.

Kathy Smith
Affiant Signature

11-22-2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 22, 2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

