THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842241** Karen Johnson Davidson County Batch# 938928 DEEDWARR 11/07/2022 03:29:30 PM 3 pgs Fees: $18.00 Taxes: $3,755.50 20221107-0119740	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,015,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2022. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner: Rachel M. Dunevant and Jacob A. Sherer 320 Rosebank Avenue Nashville TN 37206	Send Tax Bills To: New Owner Property	Tax Information: Tax Parcel ID No. 083 03 4H 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Livia R. Smith now known as Livia Ramirez, unmarried, and Garry J. Smith, unmarried, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel M. Dunevant and Jacob A. Sherer, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 318 Rosebank Avenue Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 318 Rosebank Avenue Commons, a Horizontal Property Regime, of record in Instrument Number 20171130-0122247, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jared Smith, as Trustee, by Quitclaim Deed from Livia R. Smith (being one and the same as Livia Ramirez Smith) and Garry J. Smith (being one and the same as Garry Jack Smith) and further re-conveyed to Livia R. Smith and Garry J. Smith, unmarried, as joint tenants with right of survivorship from Jared Smith, Trustee, of record in Instrument No. 20210510-0062681, in the Register's Office of Davidson County, Tennessee, dated March 30, 2021 and recorded on May 10, 2021. Also See Divorce decree recorded in The Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D1362. Livia R. Smith and Livia Ramirez being one and the same.

Being the same property conveyed to Livia R. Smith and Garry J. Smith, wife and husband, by Warranty Deed from Mitchell Designs, LLC, a Tennessee limited liability company, of record in Instrument No. 20190130-0008754, in the Register's Office of Davidson County, Tennessee, dated January 29, 2019 and recorded on January 30, 2019.

The execution of this instrument is affected by the signature of Livia Ramirez as Attorney-in-Fact for Garry J. Smith, which Power of Attorney is recorded in Instrument No. _202211070119739___ Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 318 Rosebank Avenue Subdivision, as recorded in Instrument No. 20170810-0081984.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville, as recorded in Plat Book 21, Page(s) 9.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lot No. 51 Plan of Brownsville, as recorded in Plat Book 4595, Page(s) 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171130-0122247.

Easement for Ingress/Egress, recorded in Instrument No. 20190530-0051234.

This is improved property located at 320 Rosebank Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of November, 2022.

Livia R. Smith now known as Livia Ramirez

Garry J. Smith by Livia Ramirez as Attorney-In-Fact as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Livia R. Smith now known as Livia Ramirez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Garry J. Smith, and they are authorized by Garry J. Smith to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of November, 2022.

Notary Public
My Commission Expires: _____

CHAD L. PEARMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Certificate of Authenticity

I, Emily Manno, 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 11/1/22.

Date

Emily Manno

Affiant Signature

11/1/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of November, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON