WARRANTY DEED

Karen Johnson Davidson County
Batch# 941890 DEEDWARR
11/16/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221116-0122073

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher L. Dittmore Brenda L. Dittmore, Trustees of the Dittmore 1989 Trust dated December 18, 1989	NEW OWNER	098-06-0B-032-00
(NAME) 1218 Chickadee Circle	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Christopher D. Smith and M. Kathaleen Smith, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Dittmore and Brenda L. Dittmore, Trustees of the DITTMORE 1989 TRUST DATED DECEMBER 18, 1989,** hereinafter called the GRANTEE(S), his/her/their 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 Unit A, of Lot 57D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and restrictions for Bridgewater Establishing Bridgewater villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher D. Smith and M. Kathaleen Smith, husband and wife by Warranty Deed from Stephanie L. McKenna, unmarried, dated 06/09/2017, of record in Instrument 201706140059503, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 20051104-0133897, and corrected in Instrument 20060608-0067981, (2) Covenants, conditions, easements and restrictions recorded in Instrument 20051024-0128043, Instrument 20051122-0141076, Instrument 20061004-0122802, and Instrument 20071023-0123250, amended in By-Laws Instrument 20190122-0006133, (3) Easement including terms and conditions thereof as recorded in Instrument 20030827-0124253, (4) Easement including terms and conditions thereof as recorded in Instrument 20050222-0019150, (5) Charter recorded 02/23/2006 of record in Instrument 20060223-0021110, (6) Charter recorded 02/23/2006 of record in Instrument 20060223-0021111, (7) Quitclaim Deed to the Homeowner's Association recorded 11/10/2009 of record in Instrument 20091110-0103837, and Scrivener's Affidavit in Instrument 20091117-0105711 in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 1218 Chickadee Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of November, 2022.

Christopher D. Smith

M. Kathaleen Smith

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher D. Smith and M. Kathaleen Smith,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of November, 2022.

Notary Public

My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **November 14**, 2022.

Signature 11/14/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 14th day of November, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY