This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-19343-TC

Karen Johnson Davidson County
Batch# 945326 DEEDWARR
11/29/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20221129-0124876

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carter Series, LLC, Donelson Series PO Box 681484 Franklin, TN 37068	New Owner	075-06-0A-094.00-CO

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Meghan Haugen, Personal Representative of Estate of Melissa Desha Smelser, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Carter Series, LLC - Donelson Series, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its 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 Unit No. 343-B on the Plan of Hermitage Villa Condominiums, of record in Exhibit "B"" of the Master Deed of record in Book 6623, Page 595, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Smelser by Special Warranty Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20210923-0128184 in the Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on September 23, 2021.

And being the same property conveyed to 1 Public Homes, LLC by Substitute Trustee's Deed from Robert J. Soloman, as Successor Trustee of record as Instrument No. 20210305-0028862 in the Register's Office for Davidson County, Tennessee, dated February 9, 2021 and recorded on March 5, 2021.

And being the same property conveyed to John Edward Carr by Warranty Deed from Odell Binkley, Jr., of record as Instrument No. 20020509-0057121 in the Register's Office for Davidson County, Tennessee, dated April 15, 2002 and recorded on May 9, 2002.

The said Melissa Smelser, also known as and being one and the same person as Melissa Desha Smelser, having since died on November 9, 2021. An estate has been administered on her behalf, titled In re the Estate of Melissa Desha Smelser, decedent, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), as Docket No. 21P2487. Meghan Haugen, having been issued Letters of Administration on January 28, 2022, executes this instrument as the Personal Representative of the Estate of Melissa Desha Smelser pursuant to the terms and provisions of the Agreed Order Approving Sale of Real Property, filed November 7, 2022, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This is improved property located at: **377 Monaco Drive, Hermitage, TN 37076**.

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 its 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 28th day of November, 2022.

GRANTOR:

The Estate of Melissa Desha Smelser, deceased

By: Meghan Haugen Personal Representative
Meghan Haugen, Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Meghan Daugen, Personal Representative of the Estate of Melissa Desha Smelser, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of November, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202211290124876

Certificate of Authenticity

I, Tori Cole, 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 November 26, 2022.

Tori Cole

Affiant Signature

Date: 11/26/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 26, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

