THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243231

Karen Johnson Davidson County
Batch# 957314 DEEDWARR
01/04/2023 10:29:50 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20230104-0000546

Prepared by:
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2022.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judith Fisher Freed 807 18th Avenue South Unit 103 Nashville TN 37203	New Owner	Tax Parcel ID No. 092 16 0C 103.00

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, **Jesse Carl Smith, V, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judith Fisher Freed, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, on the Horizontal Property Regime for 807 Eighteenth Avenue Condominiums, as recorded in the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222 and Re-Recorded in Instrument No. 20060109-0003220, further amended by Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Parking Space #28 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and its not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Jesse Carl Smith, V, an unmarried man, by Warranty Deed from Charles C. Warner, Jr., an unmarried man, of record in Instrument No. 20150617-0057828, in the Register's Office of Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015. Also see Scrivener's Affidavit of record in Instrument No. 20170417-0036899, Register's Office of 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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 Eighteenth Avenue Condominium of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in Instrument No. 20041216-0149823; Instrument No. 20050504-0050222 and Re-Recorded in Instrument No. 20060109-0003220, further amended in Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Boundary Line Settlement, recorded in Instrument No. 20050420-0044082.

Easement for Right of Way, recorded in Instrument No. 20190628-0062917.

Resolution recorded in Instrument No. 20080314-0026174.

This is improved property located at 807 18th Avenue South Unit 103 Nashville TN 37203

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 30th day of December, 2022.

Jesse Carl Smith V by Ryan Dieck Attorney in fact
Jesse Carl Smith, V by Ryan Dieck 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jesse Carl Smith, V and that he is authorized by Jesse Carl Smith, V to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of December, 2022.

_____
Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023