Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

R & R to:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2025 (AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

File #22-DM-7133-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie Smith	**SAME**	
(NAME)	(NAME)	
7133 Commonwealth Circle		**126 15 0B 241.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **ROBBIE JOHN KERR, AND DANAE LATAN KERR, HUSBAND AND WIFE,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE SMITH, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 155 on the Plan of Section Three, Lexington Point Subdivision, of record in Plat in Instrument Number 20020116-0006331, 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 Robbie John Kerr and Danae Latan Kerr, by Warranty Deed from David Allen Tidrick and Colleen Collins-Tidrick, husband and wife, of record in Instrument No. 20200507-0047497, in the Register's Office of Davidson County, Tennessee, dated May 01, 2020 and recorded on May 07, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three Lexington Point Subdivision, as recorded in Instrument No. 20020116-0006331.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001018-0103445, supplemented in Instrument No. 20020219-0021061 and amended in Instrument No. 20150220-0014706.
*Instrument No. 20010522-0052909, 20020214-0019754, and 20020219-0021061
*By Laws of record in Instrument Number 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
*Charter and By-Laws of Lexington Point Homeowners Association of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
*Open Space Common Area of record in Instrument Number 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
*Easement recorded in Book 813, Page 396; Book 751, Page 375 and Book 787, Page 7.
*Easement for Right of Way to Tennessee Valley Authority, recorded in Book 4226, Page 715 and Book 4205, Page 194.
*Easement for Transmission Line, recorded in Book 4257, Page 647.
*Easement for Public Utility, recorded in Book 7526, Page 315; Book 7526, Page 318 and Book 7526, Page 324.
*Easement for Access, recorded in Book 11669, Page 837.
*Easement for Drainage, recorded in Instrument No. 20020729-0090373.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **7133 Commonwealth Circle, Nashville, TN 37221**.

Karen Johnson Davidson County
Batch# 959291 **DEEDWARR**
01/09/2023 11:52:03 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20230109-0001679

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 6th day of January, 2023.

Robbie John Kerr

Danae Latan Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2023, before me personally appeared Robbie John Kerr and Danae Latan Kerr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of January, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204