This Instrument Prepared By:

David M. Smythe
SMYTHE HUFF & MURPHY, PC
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Karen Johnson Davidson County
Batch# 972744 DEEDWARR
02/21/2023 01:57:14 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20230221-0012215

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map-Parcel Nos.:**
Cynthia G. Smythe 212 Rolling Fork Court Nashville, Tennessee 37205	Same	Map No. 131-10 Parcel No. OA 00100CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00.

Cynthia G. Smythe
Affiant

Subscribed and sworn to before me, this 20th day of February, 2023.

DAVID M. SMYTHE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-3-2025

THIS INDENTURE, made this 20th day of February, 2023 by and between Mary S. Grissim, of Davidson County, Tennessee ("Grantor") and Cynthia G. Smythe of Davidson County, Tennessee ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee all of Grantor's individual one-half (1/2) interest in and to the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein:

TRACT (Parcel OA 00100CO):

A certain condominium unit in Davidson County Tennessee, being Unit #1 as described in the Master Deed for Tara Condominiums of record in Book 8154, Page 586, Register's Office for Davidson County, Tennessee, as amended in Book 8374, Page 215, said Register's Office, being a horizontal property regime, together with all rights, interests and undivided interest in the common elements thereof, all as more fully set out in the Master Deed.

Being the same property conveyed to Cynthia G. Smythe and Mary S. Grissim, as joint tenants by Affidavit of Heirship of the Probate Estate of the late James G. Grissim per Tenn. Code Ann. § 30-2-712 as provided in the Probate Estate of James G. Grissim administered in Davidson County Probate Docket No. 08P-1520. Said Affidavit of Heirship is of record in Instrument No. 20120709-0060148, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to the said Grantee, her heirs and assigns forever.

And said Grantor, for herself and her heirs, representatives, successors, and assigns does hereby covenant with said Grantee, her heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the one-half (1/2) interest in the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that said premises are free from all encumbrances except those of record or applicable to said premises and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, Grantor has executed this instrument the date first above written.

By: Mary S. Grissim
Mary S. Grissim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID M. Smythe, a Notary Public in and for the said county and State, the within named bargainor, **Mary S. Grissim**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained by signing her name to the instrument.

Witness my hand and official seal at office this 20th day of February, 2023.

DAVID M. SMYTHE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

3-3-2025