Karen Johnson Davidson County
Batch# 973964 DEEDWARR
02/24/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230224-0013214

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243600**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2023. Notary Public My Commission Expires: JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner: Emily Smernis 1051 Nave Court Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 085 14 0B 011.00

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, **Tameka Arlene Clemons, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Danielle Smernis, a single 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 Lot No. 11 on the Plat of Donelson Downs, as of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tameka Arlene Clemons, married, by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability Company, of record in Instrument No. 20210202- 0014891, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 02, 2021. Said property was neve the marital residence of Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Donelson Downs, as recorded in Instrument No. 20190221-0015852.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037390; as Amendment recorded in Instrument No. 20220609-0065773.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1102, Page 139.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180418-0036711.

Easement for Right of Way, recorded in Book 722, Page 303; Book 722, Page 328.

Easement for Flowage, recorded in Book 2278, Page 315.

Easement for Highway Purposes, recorded in Book 4758, Page 444; Book 4764, Page 804 and Book 4828, Page 296.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 795; Book 4786, Page 798; Book 5180, Page 988; Book 5182, Page 563; Book 5275, Page 537 and Book 8059, Page 492.

Easement recorded in Instrument No. 20031203-0173516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634, Instrument No. 20040109-0003644.

This is improved property located at 1051 Nave Court Nashville TN 37214

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 23rd day of February, 2023.

_____ _____

Tameka Arlene Clemons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tameka Arlene Clemons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2023.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

_____

Notary Public

My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or 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 February 23, 2023.

Affiant Signature

2/23/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of February, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY