Karen Johnson Davidson County
Batch# 978032 DEEDWARR
03/07/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230307-0016428

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/05/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of March, 2023. Notary Public My commission expires: 7/12/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
SMSK NOLA, LLC	SMSK NOLA, LLC	092-10-0H-031.00-CO
1216 CATHERINE STREET	1216 CATHERINE STREET	
KEY WEST, FL 33040	KEY WEST, FL 33040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNA J. HUNIGAN AND JAMIE HUNIGAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMSK NOLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 31, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and amended in Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donna J. Hunigan and Jamie Hunigan, wife and husband, by Warranty Deed from Bryan Heath Albritton, married, of record in Instrument No. 20201109-0131807, Register's Office for Davidson County, Tennessee, dated November 04, 2020 and recorded on November 09, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2519 Clifton Avenue #303, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of March, 2023.

Donna J. Hunigan

Jamie Hunigan

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna J. Hunigan and Jamie Hunigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2023.

Notary Public

My Commission Expires: 2.7.26

JOHN FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
CARTER COUNTY
My Commission Expires 02-07-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 3, 2023**.

Date

Affiant Signature

March 7, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

