Karen Johnson Davidson County
Batch# 978299 DEEDWARRSP
03/08/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,441.81
20230308-0016790

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,678.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/10/25
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew Carlton Smith Family Trust dated December 6, 2016 2056 Morrison Ridge Drive Nashville, TN 37221	NEW OWNER	143 01 0D 035.00

For and in consideration of the sum of Ten Dollars ($10.00), 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, **Haury and Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Buford Smith, Trustee of the Matthew Carlton Smith Family Trust dated December 6, 2016**, hereinafter called GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 35 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200123-0008509, as amended in Instrument Nos. 20210104-0000013, 20210104-0000014, 20210127-0012271 and 20220426-0048083, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Haury and Smith Contractors, Inc., by Warranty Deed from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, in the Register's Office of Davidson County, Tennessee, dated April 19, 2006 and recorded on April 19, 2006.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008509, as amended in Instrument Nos. 20210104-0000013, 20210104-0000014, 20210127-0012271 and 20220426-0048083, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20180410-0033672, said Register's Office.
Easement for Water Line, recorded in Book 6431, Page 402, said Register's Office.
Easement for Public Utilities, recorded in Instrument No. 20201015-0120032, said Register's Office.
Agreement for Dedication of Water Line and Sewer Line as set forth in instrument recorded in Book 6800, Page 409, said Register's Office.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060712-0083957, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 2056 Morrison Ridge Drive, Nashville, TN 37221

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 7th day of March, 2023.

Haury and Smith Contractors, Inc.

BY:_____
Clay Morris, Chief Financial Officer

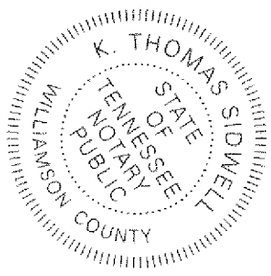
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 7th day of March, 2023.

_____
Notary Public
My Commission Expires: 11/10/25

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 8 day of March, 2023.

K. Thomas Sidwell
Date: 3-8-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of March, 20___.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

