This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
Morgan Alexis Smith
2023 Nashboro Blvd
Nashville, TN 37217

SEND TAX BILL TO MORTGAGE:
Bank of Tennessee
301 E. Center St
Kingsport TN 37660

MAP 135120A08400CO &
13512 0A1200CO

Karen Johnson Davidson County
Batch# 979027 DEEDWARR
03/09/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230309-0017117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Coe**, a married man, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Morgan Alexis Smith**, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee described as follows;
Being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2023 of NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, and Garage Unit 2023 G of said Condominium, as shown on Master Plot Plan for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for NASHBORO VILLAGE TWELVE (12) CONDOMINIUM, recorded in Deed Book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made part hereof. The interests herein conveyed includes, without limiting the generality of the foregoing and undivided 2.28% interest in the Common Elements of the NASHBORO VILLAGE TWELVE (12) CONDOMINIUM.

This conveyance is subject to all of the provisions of the Horizontal Property Act, Tennessee Code Ann. 64-2701, et seq. and the subsequent legally adopted amendments to said Master Deed, which provisions the grantee herein assumes and agrees to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem taxes for the current year.

Being the same property conveyed to Jesse Coe, unmarried by Deed dated June 18, 2014 from David J. Waynick, of record in Instrument No. 20140623-0054563 in the Register's Office for Davidson County, Tennessee.

Penny Coe, spouse of Jesse Coe, hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jesse Coe.

This is improved property known as 2023 & 2023G Nashboro Blvd., Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Instrument No. 20001031-0108075 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4675, page 121, said Register's Office.
Master Deed of record in Book 4827, page 30, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to Homeowner Association dues and/or fees, of record in Register's Office for said County.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of March, 2023.

Jesse Coe

Penny Coe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jesse Coe and wife Penny Coe**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of March, 2023.

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

NOTARY PUBLIC
My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of March, 2023.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC My Commission Expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/3/23 (date of document).

Frank Roberts

3/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of March, 2023.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

