THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13805-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 816,200.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2023. Notary Public MY COMMISSION EXPIRES: 05-05-2025 (AFFIX SEAL)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Elizabeth Smit		
1313 A Otay Street	Same as owner	072-10-4U-001.00-CO
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **New Day Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Elizabeth Smit, single**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Homes at 1313 Otay Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1313 Otay Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220112-0004345, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty Deed from Marjorie R. Davis Executrix for the Estate of Margie Ree Patton of record in Instrument No. 20210623-0084789 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 23, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1313 A Otay Street, Nashville, TN 37216**

Karen Johnson Davidson County
Batch# 981133 DEEDWARR
03/15/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,019.94
20230315-0018733

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of March, 2023.

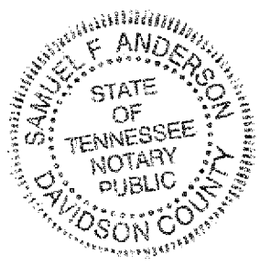
New Day Homes, LLC, a Tennessee limited liability company

BY: _____
Jorge Tarajano, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jorge Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of New Day Homes, LLC, the within named bargainor, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of New Day Homes, LLC, by himself as Sole Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 14th day of March, 2023.



_____
NOTARY PUBLIC
My Commission Expires: 9/2/24

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 15, 2023.

Signature
Date: March 15, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany WilsonHo6235@yahoo.com, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025