THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 983380 DEEDWARR 03/22/2023 11:27:30 AM 4 pgs Fees: $23.00 Taxes: $965.70 20230322-0020763	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $261,000.00 Affiant Subscribed and sworn to before me, this 20 day of March 2023. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Connor Smith and Veronica Mora 590 Flintlock Court Nashville, TN 37217	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 135-16-0B-094.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **QUINISHA K. LOGAN, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CONNOR SMITH AND VERONICA MORA, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, 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 Unit No. 94 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements established by Declarations, Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281, and Instrument No, 20050520-0056888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quinisha K. Logan, an unmarried woman by Warranty Deed from Jenoria P. Collier, unmarried of record in Instrument No. 20070605-0066782 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 05, 2007.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: 590 Flintlock Court Nashville, TN 37217

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 17 day of March, 2023.

QUINISHA K. LOGAN

STATE OF Mississippi)
COUNTY OF Oktibbeha)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **QUINISHA K. LOGAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of March, 2023.

Notary Public

My Commission Expires: 06·24·2024

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 20266 CAROLYN F. WEST Commission Expires June 24, 2024 OKTIBBEHA COUNTY

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 17 day of March, 2023

Quinisha Logan

STATE OF ~~TENNESSEE~~ Mississippi

COUNTY OF Oktibbeha

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Quinisha Logan and** , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 17th day of March, 2023

Notary Public

My Commission Expires: 06·24·2024

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 20266
CAROLYN F. WEST
Commission Expires
June 24, 2024
OKTIBBEHA COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 03/20/2023 (date of document).

Affiant Signature

03/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **March**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

