WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cynthia Smiley, Trustee of The Cynthia Smiley Revocable Living Trust dated March 13, 2023	Cynthia Smiley, Trustee of The Cynthia Smiley Revocable Living Trust dated March 13, 2023	160-15-0-D-034 00 CO
(NAME)	(NAME)	
309 Seven Springs Way, Unit 403	309 Seven Springs Way, Unit 403	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 987433 **DEEDWARR**
04/03/2023 08 50 34 AM 2 pgs
Fees $13 00 Taxes $1,598 40

20230403-0023693

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, I, **Jennifer B. Truman, Trustee of the Jennifer B. Truman Trust dated January 31, 2005, as amended and restated on July 7, 2022,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Smiley, Trustee of The Cynthia Smiley Revocable Living Trust dated March 13, 2023,** HEREINAFTER CALLED THE GRANTEE, HER 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 34, on the plan of St Martin Square at Seven Springs Condominiums, Phase I, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No 20060310-0028319, as supplemented and amended by Instrument No 20061109-0139692, Instrument No 20080730-0077840 and Instrument No 20090624-0058791, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit

Being the same property conveyed to Jennifer B Truman, Trustee of the Jennifer B Truman Trust dated January 31, 2005, by Warranty Deed from David T Duncan, married, dated December 18, 2020, of record in Instrument No 20210107-0003392, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 309 Seven Springs Way, Unit 403, Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my 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. 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums, of record in Instrument No. 20060310-0028319, Instrument No. 20061109-0139692, Instrument No. 20080730-0077840 and Instrument No. 20090624-0058791; Articles of Incorporation/Charter of record in Instrument No. 20040520-0059668 and Instrument No. 20060217-0019487; Stormwater Detention Agreement of record in Instrument No. 20040816-0098712; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 24 day of March, 2023

trustee
Jennifer B. Truman, Trustee

State of WY
County of Teton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jennifer B. Truman, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Jackson (city), WY (state), this 24 day of March, 2023.

Notary Public
My Commission Expires: 9-20-28

File No.: 37338

WENDY J. MCDEARMAN
Notary Public - State of Wyoming
Commission ID # 144793
My Commission Expires
September 20, 2028