Karen Johnson Davidson County
Batch# 989071 DEEDWARR
04/06/2023 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,002.70
20230406-0025034

STATE OF TENNESSEE

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 277,000.00

Affiant

STEVEN J HASTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 5th day of April, 2023.

Notary Public
My commission expires: 8/15/26

THIS SPACE FOR OFFICIAL USE ONLY

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT SUITE A
CLARKSVILLE, TN 37043
File No. 2023-181

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Kenneth A. Smith and Lisa R. Smith 1834 Lincoya Bay Drive Nashville, TN 37214	New Owner	109-05-0D-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rodney D. Helton, an unmarried man** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Kenneth A. Smith and Lisa R. Smith, husband and wife** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR 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 the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds him, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2023** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. 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 signed this Instrument as of 5th day of April, 2023.

GRANTOR:

Rodney D. Helton

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 5th day of April, 2023, before me personally appeared Rodney D. Helton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2023.

Notary Signature
My commission expires: 8/15/26



EXHIBIT "A"

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. 1834 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rodney D. Helton, an unmarried individual, by Warranty Deed from Erin Dowd, married, dated 05/31/13, recorded on 06/28/13, in Instrument Number 20130628-0066410, in the Register's Office for Davidson County, Tennessee.

Property Address: 1834 Lincoya Bay Drive, Nashville, TN 37214

Certificate of Authenticity

I, Jonathan R. Vinson, 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 April 5, 2023.

Affiant Signature

April 5, 2023
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 5th day of April, 2023.

Notary's Signature

My Commission Expires: Jan. 14, 2026

BRYCE W. LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary's Seal (if on paper)