Karen Johnson Davidson County
Batch# 990011 DEEDWARR
04/10/2023 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20230410-0025943

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$560,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238136	Affiant Sworn to and subscribed before me this 7th day of April, 2023. Notary Public My Commission Expires: 11.22.25
After Recording Return To The Above.	JOANNA W FOWLER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2023, among:

ADAM BEAM, MARRIED, AS HIS SOLE AND SEPARATE PROPERTY

AND NICOLE FERGESEN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GREGORY SMITH, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 310 of Muse, a Planned Unit Development with Private Elements (A Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20200123-0008592 as amended in Instrument No. 20211001-0132086, Register's Office for Davidson County, Tennessee and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to Adam Beam, married and Nicole Fergesen by Warranty Deed from Invictus Investments, LLC a Tennessee limited liability company dated May 31, 2022 and filed of record in Instrument No. 20220602-0063916, Register's Office for Davidson County, Tennessee.

Being also known as 65 Lindsley Avenue #310 Nashville, TN 37210.

The herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Adam Beam

State of New Hampshire
County of Rockingham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Adam Beam**, the within named 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.

Witness my hand and official seal this 6 day of April, 2023.

Notary Public
My Commission Expires: May 4, 2027

MONIQUE M CROPPER
Notary Public-New Hampshire
My Commission Expires
May 04, 2027

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nicole Fergesen

State of Iowa
County of Polk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Nicole Fergesen**, the within named 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.

Witness my hand and official seal this 6th day of April, 2023.

Notary Public
My Commission Expires: 10/22/24

NOTARIAL SEAL IOWA
ANTHONY D. DAVIS
Commission Number 792835
My Commission Expires
October 22, 2024

Owner Name & Property Address:

Name: Gregory Smith
Address: 65 Lindsley Ave.
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: New owner
Address:
City, State, Zip:

Tax ID: 93-11-H-23

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 4-7-23 (date of document).

Jami K. Averwater

Signature

4-10-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of April, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

