THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343956**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2023. Notary Public My Commission Expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 994147 DEEDWARR
04/19/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230419-0028878

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Will Smith and Caitlin Elise Smith 406 Sunvalley West Nashville TN 37221	~~New Owner~~ PennyMac Loan Servics P.O. Box 30597 Los Angeles, CA 90030	Tax Parcel ID No. 142-15-0D-009.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori A. Bumgarner, Trustee of the Lori A. Bumgarner Revocable Trust created June 2, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Will Smith and Caitlin Elise Smith, husband and wife**, ("Grantees"), their 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. 9 , as shown on the map entitled Sun Valley Townhomes, a Planned Unit Development, of record in Plat Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LORI ANNE BUMGARNER, by deed from CATHERINE H. LAUGHLIN, of record in Instrument No. 20070417-0045705 , dated April 16, 2007 , said Register's Office.

Being further conveyed to LORI A. BUMGARNER, TRUSTEE OF THE LORI A. BUMGARNER REVOCABLE TRUST CREATED JUNE 2, 2021 , by quitclaim deed from LORI ANNE BUMGARNER , of record in Instrument No. 20210621-0083451, dated June 11, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 142-15-0D-009.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 519 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7422, page 977, as amended as Instrument No. 20081230-0123406, said Register's Office.

By Laws of record in Book 7446, page 393, as amended in Book 11178, page 927, said Register's Office.

This is improved property located at 406 Sunvalley West Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 18th day of April, 2023.

The Lori A. Bumgarner Revocable Trust created June 2, 2021

Lori A. Bumgarner

By: Lori A. Bumgarner, Trustee

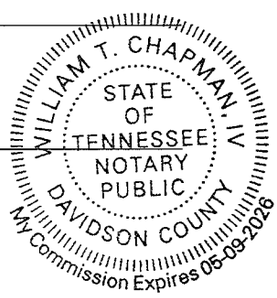
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori A. Bumgarner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Lori A. Bumgarner Revocable Trust created June 2, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of April, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 4/18/2023.

Affiant Signature

4/19/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/19/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON