Karen Johnson Davidson County
Batch# 995982 DEEDWARR
04/25/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20230425-0030451

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Steven Patrick Smitherman
Affiant

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-KA-5025-15N

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Patrick Smitherman	**Same as New Owner**	
(NAME)	(NAME)	
19 Thorndale Terrace		**131-01-0D-119.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATIE ELIZABETH BRIENT, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN PATRICK SMITHERMAN, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, Page 4, Register's Office, Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et. seq., said Register's Office. Said Unit also known as Apartment 15 N.

Being the same property conveyed to Katie Elizabeth Brient by Warranty deed from Susan Nicole Martin, unmarried of record in Instrument No. 20180228-0018759 Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on February 28, 2018.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
* Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association of record in Instrument Number 20120731-0067332, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
* Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
* Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20110620-0047283 and Instrument No. 20150505-

0040558, in the Register's Office for Davidson County, Tennessee.
* Charter of the HOA of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
* Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5025 Hillsboro Pike, 15-N, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 25th day of April, 2023.

Katie Elizabeth Brient

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2023, before me personally appeared Katie Elizabeth Brient, 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 25th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 25th day of April, 2023.

Affiant Signature
Date 04/25/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024