WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

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

File #23-KA-0624-H

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

Karen Johnson Davidson County
Batch# 997883 DEEDWARR
05/01/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230501-0031858

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek L. Daniels	**Same as New Owner**	
(NAME)	(NAME)	**064-12-0A-624.00-CO**
624 Weatherbeaten Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **MICHAEL G. SMITH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK L. DANIELS, 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. 624, as shown on the Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1 , as shown on plat of record in Plan Book 6250, Page 118, a Horizontal Property Regime, filed as Schedule "A" to and established by the Deed of Correction of Master Deed of record in Book 5895, Page 516, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michael G. Smith, an unmarried man by Warranty Deed from Toby Gilbert Merryman and Stephen Dallas Merryman and Gina Michelle Schultz of record in Instrument No. 20140520-0043194 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 20, 2014.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Book 5535, Page 713, Deed of Correction of Master Deed of record in Book 5895, Page 516, Second Deed of Correction of Master Deed of record in Book 5936, Page 301, Deed of Amendment to Master Deed of record in Book 6370, Page 817 and Amendment to Master Deed of record in Book 8510, Page 95, Book 5810, Page 92, Book 4956, page 582 and Book 5936, page 301, Register's Office for Davidson County, Tennessee.
* By-Laws of Fox Run of record in Book 4956, Page 590, as amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5895, Page 518 (as Schedule A to Master Deed in Book 5895, Page

516), Book 5896, Page 1, Book 8510, Page 100, Amended and Restated By-Laws of record in Instrument No. 20120620-0053936, Amended and Restated By-Laws of record in Instrument No. 20181009-0100048 and Amended and Restated By-Laws of record in Instrument No. 20220712-0079805 Register's Office for Davidson County, Tennessee.
* Charter for Fox Run Condominium Homeowner's Association of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee.
* Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 9161, Page 940, 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: **624 Weatherbeaten Place, Hermitage, TN 37076**.

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 28th day of April, 2023.

Michael G. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared Michael G. Smith, 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 28th day of April, 2023.

Notary Signature
My commission expires: 8-20-2023

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

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 28th day of April, 2023.

Affiant Signature
Date 04/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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