Karen Johnson Davidson County
Batch# 1000608 DEEDWARR
05/08/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230508-0034218

36622-3

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2025

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 the 4th day of May, 2023.

Notary Public

My commission expires: 7/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wilson Smith	NEW OWNER	**117-11-O-J-037.00-CO**
2025 Woodmont Blvd Unit 347	2025 WOODMONT BLVD. UNIT 347	
Nashville, TN 37215	NASHVILLE TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colton Stewart and Samantha Stewart, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilson Mauney Smith, unmarried.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being unit No. 347 of The Hillmont Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Annotated Code, under the Master Deed establishing the Hillmont Condominiums of record in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument no. 20050512-0053861, in the Register's Office for Davison County, Tennessee, and subject to the provisions and requirements thereof,, and the By-Laws for the administration thereof, and all easement, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over through or upon the land embracing the regime and buildings thereof; said Unit being depicted on said master Deed; together with a percentage interest in the common elements and voting percentage as set forth on said Master Deed.

Being the same property conveyed to Samantha Smith, a single woman by Warranty Deed dated April 8th, 2020, from Bryson N. Eubanks, joined by his spouse, Miller Kelly Hunt of record in Instrument No. 20200409-0037574, Register's Office for Davidson County, Tennessee. The said Samantha Smith having since married, is now known as Samantha Stewart.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "C" Instrument No. 20040212-0017074, and re-recorded in Instrument No. 20040209-0015685, said Register's Office.**

2. **Right of Entry Agreement of record in Book 9921, Page 620.**

3. **Grant of easement by and between Comcast of Nashville I, LLC, and Hillmont Condominium Homeowners Association, of record in Instrument No. 20110930-0075711, said Register's Office.**

4. **Master Deed and By-Laws of the Hillmont Condominiums, Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861.**

5. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **2025 Woodmont Blvd Unit 347, 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 GRANTEES 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 GRANTEES, 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 **3rd** day of **May, 2023.**

Colton Stewart

Samantha Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Colton Stewart and Samantha Stewart,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 3, 2023**.

Date

Affiant Signature

May 8, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **8** day of **May**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)