Karen Johnson Davidson County
Batch# 1006267 DEEDWARR
05/22/2023 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,904.75
20230522-0038549

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,798.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 1/28/24
File No. 22-17057

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tiara Smith and Aham Smith (NAME)	LoanDepot.com, LLC (NAME)	32-16-A-8.00 CO
2045 Creekland View Boulevard (STREET ADDRESS)	830 Crescent Centre Drive (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiara Smith and Aham Smith, wife and husband**, 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:

Land in Davidson County, Tennessee, Being Lot No. 8 on the plan of Heritage Creek, Phase 1A, as shown by plat of record in Plat Instrument No. 20211110-0149949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Business Corporation, by Special Warranty Deed from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of the Testamentary Trusts Under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., Dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee General Partnership, and Edward C. Galbreath, Jr., a resident of the state of Tennessee, of record in Instrument No. 20200131-0011678, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2045 Creekland View Boulevard, Nashville, TN 37207.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 22nd day of May, 2023.

Clayton Properties Group, Inc., a Tennessee Corporation

By: E Lopez
Elyssa Cross Lopez, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appread before me, the undersigned, a Notary Public in and of said County and State, the within named Elyssa Cross Lopez, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquatinted, and who acknowledged that he or she executed the within instrument for the purpose therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorzied by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office this 22nd day of May, 2023.

Kimberly
Notary Signature

My commission expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/22/23 (date of document).

Affiant Signature

5/22/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY