Karen Johnson Davidson County
Batch# 1006449 DEEDWARR
05/23/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230523-0038776

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11.17.24
(AFFIX SEAL)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wilcaisse Pierre Louis and Linda Pierre Louis	New Owner	Map: 136090A00600CO
(NAME) 2723 Smith Springs Rd.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JESSICA M. YARBER, UNMARRIED,

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

WILCAISSE PIERRE LOUIS AND LINDA PIERRE LOUIS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 66-B, on the Plan of Spring View Townhomes, a horizontal property regime as established by Master Deed, of record in Book 6349, Page 428, as amended in Book 6407, Page 869, as shown on Exhibit "A" to the Master Deed of record in Book 6349, Page 463, and being part of Lot 66 on the plan of Edge-of-Lake, Section 20-A of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica M. Yarber, unmarried, by deed from Makonnen Lema, of record in Instrument No. 20160202-0009982, dated February 1, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 183, amended in Book 6359, Page 378, said Register's Office; (3) Charter for Homeowners Association of record in Book 6428, Page 320, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5460, Page 269, amended in Book 5496, Page 697, Book 6349, Page 428, amended in Book 6407, Page 869 and Instrument No. 20201109-0131170, Book 6349, Page 452, amended in Book 10348, Page 612, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2723 Smith Springs Rd., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 16 day of May, 2023.

Jessica M Yarber
Jessica M. Yarber

STATE OF Washington
COUNTY OF Snohomish

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

Witness my hand and official seal this, 16 day of May, 2023.

My Commission Expires: 5/11/2027

Notary Public

DANIEL W SIGAFOOS
Notary Public
State of Washington
Commission # 207893
My Comm. Expires May 11, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/16/23 (date of document).

Jennifer Russell

Affiant Signature

5/23/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.