This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20872-DJ

Karen Johnson Davidson County
Batch# 1011774 DEEDWARR
06/06/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.46
20230606-0042913

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $434,990.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis J. Wallander 2058 Edison Park Lane Nashville, TN 37209	NFM, Inc. dba NFM Lending 1190 Winterson Road Suite 300 Linthicum, MD 21090	091-02-4W-077-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jennifer Leigh Smith, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Travis J. Wallander, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being Unit 77, together with the appurtenant common elements of Edison Park Nashville, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Edison Park Nashville, a townhouse planned unit development, of record in Instrument No. 20190508-0043217; as amended in Instrument No. 20190524-0049673; Instrument No. 20210618-0082869; and in Instrument No. 20221020-0114277, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; and all easements, 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. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration, as amended, and Original Plan of record in Book 57, page 175, said Register's Office, to which site-plan and Original Plan references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jennifer Leigh Smith, an unmarried woman by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware corporation, dated May 20, 2022, recorded May 31, 2022, in Instrument No. 20220531-0062256, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation by Special Warranty Deed from Thrive California, LLC, a Delaware limited liability company, dated February 12, 2020, recorded February 14, 2020, of record in Instrument No. 20200214-0016898; as corrected in Instrument No. 20200724-0081425, said Register's Office. See also Deed of Correction of record in Instrument No. 20210525-0070384; as corrected in Instrument No. 20220111-0003126, said Register's Office.

This is improved property located at: **2058 Edison Park Lane, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2023.

GRANTOR:

Jennifer Leigh Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Leigh Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202306060042913

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/30/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

