ADDRESS NEW OWNER: Ryan Smith
Rachel Smith
**1023 Woodvale Drive**
**Nashville, TN 37204**

SEND TAX BILL TO: **JMAC Lending, Inc.**
**2510 Red Hill Avenue**
**Santa Ana, CA 92705**

Karen Johnson Davidson County
Batch# 1015582 DEEDWARR
06/15/2023 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20230615-0045797

MAP-PARCEL NOS. 104-11-0A-050.00CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dorinda D. Lee, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ryan Smith and Rachel Smith, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. D-2, Parcel No. 50, of The Villager West Condominium Apartments, as of record in Book 5210, Page 174, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Villager West Condominiums, as of record in Book 5452, Page 419., said Register's Office.

Being the same property conveyed to Dorinda D. Lee, unmarried, by Warranty Deed from Andrews Properties, Inc., and Cherokee properties, Inc., of record in Book 5525, Page 311, in the Register's Office of Davidson County, Tennessee, dated October 30, 1979 and recorded on November 05, 1979.

This is property with a common address of 2134 Fairfax Avenue, D-2, Nashville, TN 37212.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantees at closing.(2) All matters appearing on the Plan of The Villager West Condominiums of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.(3) Charter for Villager West Homeowners Association of record in Book 5450, Page 740, said Register's Office.(4) Master Deed for Villager West Condominium of record in Book 5452, Page 419, said Register's Office.(5)mThe easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Villager West Condominium, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(6) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of June 2023.

Dorinda D. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dorinda D. Lee, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 14th day of June 2023.

Notary Public
My Commission Expires: 7-9-2024

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $213,000.00.

Affiant

Subscribed and sworn before me this 14th day of June 2023.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2304-051

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 14, 2023

Tori Cole

Affiant Signature

Date: 6/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 15, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

