Karen Johnson Davidson County
Batch# 1020574 DEEDWARR
06/29/2023 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230629-0049577

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1591-KS

STATE OF TENNESSEE
COUNTY OF Williamson

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel William Findley 158 Jefferson Square Nashville, TN 37215	New Owner	131-05-0A-158-00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher R. Smith and Shannon L. Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel William Findley, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee described as follows-to wit:

Unite No. M-158 Jefferson Square Section One, a condominium, a Horizontal Property Regime located on Hillsboro Road, Nashville, Davidson County, Tennessee as shown on the plat of Jefferson Square, Section One, Condominium Apartments recorded in Book 4675 Page 12 Register's Office for Davidson County, Tennessee and described in a Mater Deed, recorded in Book 4731 Page 332 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, section one Condominium apartments contained in the Master Deed and the by-laws appended thereto, recorded in Book 4731 page 341 Register's Office of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christopher R. Smith and wife Shannon L. Smith by Warranty Deed from Barbara Smith Doty of record as Instrument No. 20080102-0000182 in the Register's Office for Davidson County, Tennessee, dated December 31, 2007 and recorded on January 2, 2008.

This is improved property located at: **158 Jefferson Square, Nashville, TN 37215**

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 28th day of June, 2023.

GRANTOR:

Christopher R. Smith

Shannon L. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher R. Smith and Shannon L. 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-28-23.

Affiant Signature

6-29-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY