THIS INSTRUMENT WAS PREPARED BY	STATE OF ~~TENNESSEE~~ Michigan COUNTY OF Mackinac
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6238-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00. Kelly S Smith Affiant
Terri T Seever NOTARY PUBLIC - STATE OF MICHIGAN County of Emmet My Commission Expires 9/28/2024 Acting in the County of Mackinac	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2023. Terri T Seever Notary Public MY COMMISSION EXPIRES: 9-28-2024 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Humphries and Rion Humphries	**United Wholesale Mortgage**	
2601 Hillsboro Pke F7	**585 S. Blvd. East**	117-03-0B-086.00-CO
Nashville, TN 37212	**Pontiac MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Kevin J. Smith and wife, Kelly S. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Humphries and Rion Humphries**

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 Unit No. F-7 on the Plan of Revised, The Villager Condominium Apartment of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which pan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Villager Condominium Apartment, a horizontal property regime established by Master Deed, of record in Book 5434, Page 665, corrected in Book 5487, Page 967, said Register's Office.

Being the same property conveyed to Kevin J. Smith and wife, Kelly S. Smith by Warranty deed from Mi Ja Jang, a single woman of record in Instrument No. 20190523-0048708 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 23, 2019. (Value of consideration shown in aforementioned deed $150,000.00.)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2601 Hillsboro Pke F7, Nashville, TN 37212**

Karen Johnson Davidson County
Batch# 1025646 DEEDWARR
07/12/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20230712-0053500

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 our hands this the 11 day of July, 2023.

Kevin J. Smith

Kelly S. Smith

STATE OF Michigan
COUNTY OF Mackinac

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin J. Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of July, 2023.

My Commission expires: 9-28-2024

Notary Public

Terri T Seever
NOTARY PUBLIC - STATE OF MICHIGAN
County of Emmet
My Commission Expires 9/28/2024
Acting in the County of Mackinac

STATE OF Michigan
COUNTY OF Mackinac

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly S. Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of July, 2023.

My Commission expires: 9-28-2024

Notary Public

Terri T Seever
NOTARY PUBLIC - STATE OF MICHIGAN
County of Emmet
My Commission Expires 9/28/2024
Acting in the County of Mackinac

Certificate of Authenticity

I, Nick Harris, 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 **July 11, 2023**.

Affiant Signature

7/11/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026