Karen Johnson Davidson County
Batch# 1051221 DEEDWARR
09/18/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20230918-0073145

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238660 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$338,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 18th day of September, 2023. Notary Public My Commission Expires: 2/9/26

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2023, among:

JERRY CLAYTON SMARTT, EXECUTOR AND

HEIR-AT-LAW OF THE ESTATE OF BETTY L. SMARTT

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PATRICIA L. SAVIO, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 25 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, as amended recorded in Instrument No. 20170524-0051721, Appointment of Successor Trustee recorded in Instrument No. 20101112-0090843 and 20220118-0006595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty L. Smartt, an Unmarried Person, by Warranty Deed from Richard A. Nelson, a Married Person, of record in Instrument No. 20020910-0109309, in the Register's Office of Davidson County, Tennessee, dated August 30, 2002 and recorded on September 10, 2002. Since said Betty L. Smartt died on May 11, 2023. See Probate Case No. 23P1103, Davidson County, Seventh Circuit Court.

This property being known as 3911 Dodson Chapel Road, #25, Hermitage, TN 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jerry L. Smartt

Jerry Clayton Smartt, Executor and Heir-at-Law

State of Tennessee
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jerry Clayton Smartt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor and Heir-at-Law of the Estate of Betty L. Smartt, and that as such Executor and Heir-at-Law, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the estate, as such Executor and Heir-at-Law.

Witness my hand and official seal this 18th day of September, 2023.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Patricia L. Savio
Address: 3911 Dodson Chapel Road, #25
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Patricia L. Savio
Address: 3911 Dodson Chapel Road, #25
City, State, Zip: Hermitage, TN 37076

Tax ID: 086-14C-025.00

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 September 18, 2023

Affiant Signature

Date: 9/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 18, 2023

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM