WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054498 DEEDWARR
09/27/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230927-0075804

W-P-23-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dawson William Simpson	New owner	
(NAME)	(NAME)	**181-01-0A-162.00-CO**
501 Cinnamon Place	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES EDWARD SMITH AND BARBARA JEAN SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWSON WILLIAM SIMPSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Sugar Valley, Section 5, R20 Residential P.U.D. of record in Plat at Instrument No. 20001204-0118880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Edward Smith and Barbara Jean Smith, husband and wife by Warranty Deed from Allen R. Murphey and wife, Janice T. Murphey of record in Instrument No. 20211124-0156600 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 24, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20001204-0118880, Register's Office of Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11069, Page 14, as amended in Instrument No. 20001205-0119527, Instrument No. 20030708-0093637 and Instrument No. 20150602-0051014, Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley HOA, Inc. of record in Book 11069, Page 24, Register's Office for Davidson, County, Tennessee.
- Charter for Sugar Valley HOA, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Sugar Valley HOA, Inc. of record in Instrument Number 20000425-0041128 and Instrument Number 20130523-0052431, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 9487, Page 901 and Book 9343, Page 202, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress & egress of record in Book 5674, Page 863, in the Register's Office for Davidson County, Tennessee.
- Dedication of Perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement of record in Instrument Number 20010404-0032941, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Cinnamon Place, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF SEPTEMBER, 2023.

Charles Edward Smith

Barbara Jean Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES EDWARD SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA JEAN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 **9/13/23**.

Date

Affiant Signature

9/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **13** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

