WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069810 DEEDWARR
11/08/2023 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20231108-0087425

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $385,000.00 Jessica Clegg AFFIANT Subscribed and sworn to before me, this 20th day of October, 2023 Shanae McFerrin NOTARY PUBLIC My Commission Expires: 5/5/2025

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Smith 2440 Ravine Drive Nashville, TN, 37217	New Owner	135-16-0A-017-00

FOR AND IN CONSIDERATION of the sum of $385,000.00 (THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100) paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of October 2023, the undersigned, **Michelle Emma Rose, an unmarried person,** hereinafter called the Grantor, has bargained, sold, and by these presents does hereby transfer and warrant to **Michael Smith, an unmarried person,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **2440 Ravine Drive Nashville, TN, 37217** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Subdivision for Tract 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michelle Emma Rose, unmarried, by Deed from Rhonda Sue Eisenhauer, unmarried, dated 09/23/2022, recorded 09/23/2022, of recorded in Instrument Number 202209230105859, of the Public Records of Davidson County, Tennessee; and being the same property conveyed to Rhonda Sue Eisenhauer, single by Quitclaim Deed from Christopher Gordon Eisenhauer, single, dated 07/27/2022, recorded 08/11/2022, of the Public Records of Davidson County, Tennessee.

Property Address: 2440 Ravine Drive Nashville, TN 37217.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) 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 Grantee(s) their heirs and assigns forever; and we 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 whomever.

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.

This 13th day of October 2023.

Michelle Emma Rose

Michelle Emma Rose, Grantor

New York (AMP)

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ Kings) (AMP

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michelle Rose,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of October, 2023

Notary Public
My Commission Expires: May 16, 2026

ARTURO MATHIAS PAROLA
Notary Public - State of New York
NO. 01PA6433207
Qualified in New York County
My Commission Expires May 16, 2026

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024