Karen Johnson Davidson County
Batch# 1072166 DEEDWARR
11/15/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20231115-0089061

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tomahawk Properties, LLC 311 Mosley Drive Brentwood, TN 37027	Same	052-13-0A-041-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mark P. Smythia, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tomahawk Properties, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 41 of the Condominium Site Plan, River Glen, Phase One, of record in Book 6900 Page 671, Register's Office for Davidson County, Tennessee, and Master Deed of record in Book 7566 Page 571, in said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark P. Smythia, unmarried, by deed from Julius Doochin, Trustee, of record in Book 8321 Page 117, Register's Office for Davidson County, Tennessee, and dated March 29, 1991.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of River Glen of record in Book 6900 Page 671 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 7566, Page 571 in the official records of the Davidson County Register of Deeds.

4. Charter of River Glen Property Owners Association of record in Instrument No. 20020425-0051348 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2720 Penn Meade Drive, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of November, 2023.

Mark P. Smythia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2023, before me personally appeared Mark P. Smythia, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202311150089061

I, Dana Thomas, 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 this 15th day of November, 2023

Dated 11-15-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 15th day of November, 2023

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY