Karen Johnson Davidson County
Batch# 1075673 DEEDWARR
11/28/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231128-0091797

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-23-3952

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Crystal Johnson State of Tennessee Notary Public Sumner County

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of November, 2023

Notary Public

Commission Expires: 4/23/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tasha Pardue and Kyle Martin 108 Dry Creek Commons Drive Goodlettsville, TN 37072	Legacy Home Loans dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	033-04-0D-104.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Vann Smith and Gregory Brockway, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tasha Pardue, an unmarried woman, and Kyle C Martin, an unmarried man, as joint tenants with right of survivorship

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. 104 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons of record as Instrument No. 20200529-0055770, and being shown on Plat attached thereto as Exhibit "B", and said plat being re-recorded in Instrument No. 20200612-0060166, 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 Vann Smith and Gregory Brockway, both unmarried as joint tenants with rights of survivorship by Warranty deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company of record in Instrument No. 20210510-0062585 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 108 Dry Creek Commons Drive, Goodlettsville, TN 37072

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 so 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.

Dated this the 27th day of November, 2023.

Gregory Brockway

Vann Smith
By Gregory Brockway, his Attorney-in-Fact

Gregory Brockway

Vann Smith
by Gregory Brockway, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of November, 2023, before me personally appeared **Gregory Brockway**, 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 27th day of November, 2023.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Brockway,** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Vann Smith,** and acknowledged that as said power of attorney executed the same as his free act and deed, for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2023.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/21/2023 (date of document).

Affiant Signature

11/28/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28 day of Nov., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

