Prepared by:
Record and Return To:
City Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3503

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 th day of November, 2023

Notary Public

Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Karen Johnson Davidson County
Batch# 1076646 DEEDWARR
11/30/2023 09:28:05 AM 2 pgs
Fees: $13.00 Taxes: $8,473.00

20231130-0092420

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jared Smith and Ashley Smith 3308 Hobbs Road Nashville, TN 37215	~~NEW OWNER~~	131-01-1C-002.00-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,

Mark T. Borowiecki and Tara C. Borowiecki, husband and wife

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

Jared Smith and Ashley Smith, husband and wife

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:

Being a certain private element unit(s) situated in Davidson County, Tennessee, being Unit B together with the appurtenant common elements, of 3308 Hobbs Road Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 3308 Hobbs Road Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180510-0045083, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan of Horizontal Property Regime of 3308 Hobbs Road, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit(s), property, co-owners and tenants of 3308 Hobbs Road Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being the same property conveyed to Mark T. Borowiecki and Tara C. Borowiecki, husband and wife by Warranty Deed from Mohammad T. Oftadeh, a married man, of record in Instrument Number 20201120-0136547, Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 20, 2020. (Value or consideration shown in aforementioned deed $1,445,000.00.)

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: 3308 Hobbs Road, Nashville, TN 37215

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 28th day of November, 2023.

Mark T. Borowiecki

Tara C. Borowiecki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2023, before me personally appeared Mark T. Borowiecki and Tara C. Borowiecki, 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 28th day of November, 2023.

Notary Signature
My commission expires:

SHELBY L. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027