WARRANTY DEED

Karen Johnson
Batch # 1080543
12/11/2023 12:57:34 PM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20231211-0095391

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF DECEMBER, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Martin and Juan C. Vazquez	New buyers	
(NAME)	(NAME)	175020B05100CO
1534 Sprucedale Dr.	1534 Sprucedale Dr.	
(ADDRESS)	(ADDRESS)	
Antioch,TN 37013	Antioch,TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jacqueline Joyner Smith, a married woman, who acquired title as Jacqueline J. Cissell**, HEREINAFTER CALLED THE GRANTOR, HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Elizabeth Martin, unmarried, and Juan Carlos Vazquez, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 No. 402 as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three and Amendment filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, Instrument No. 20140207-0011094, Instrument No. 20170602-0055284, Instrument No. 20190502-0040940 and Instrument No. 20190502-0040941, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Jacqueline J. Cissell, a single woman, by virtue of that certain Warranty Deed dated August 6, 2020, and being of record at Instrument No. 20200814-0091079 in the Register's Office of Davidson County, Tennessee. Jacqueline J. Cissell having since been married, is one and the same and now known as Jacqueline Joyner Smith. William Smith joins in the conveyance of the above described property to convey any and all interest he may have as the spouse of Jacqueline Joyner Smith.

This conveyance is subject to all easements, restrictive covenants and conditions including Plat Book Instrument No. 20081016-0104157, Master Deed at Instrument No. 20081117-0113467-Exhibit "B", 20130322-0028759 and 20140207-0011094, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20070920-0112646, 20071213-0143334, 20080317-0026338, 20080710-0071087, 20081117-0113467, 20101222-0101832, 20190502-0040941, 20201103-0128180 and 20201120-0136581, Easements of record at Book 2344, Page 432, Book 3570, Page 11, Book 4425, Page 535, Book 11124, Page 716, Instrument No. 20080709-0070604 and 2081121-0114642, Agreement recorded at Instrument No. 20060307-0026092, in the said Register's Office, Quit Claim Deed to Metropolitan Government of record at Instrument No. 20100303-0016291 located in the Register's Office for Davidson County, Tennessee, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1534 Sprucedale Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 8th day of December, 2023.

Jacqueline Joyner Smith

William Smith

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jacqueline Joyner Smith**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of December, 2023.

FELICIA O BROWN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0728769
My Commission Expires Sep 15, 2028

Notary Public Felicia O Brown
My Commission Expires: 09-15-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Smith**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2023.

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-25