THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046164** Karen Johnson Davidson County Batch # 1083912 **DEEDWARR** 12/19/2023 02:09:17 PM 2 pgs Fees: $13.00 Taxes: $4,995.00 20231219-0097883	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Robert Louis Forti Affiant Subscribed and sworn to before me, this 14th day of December, 2023. Notary Public My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner: Robert Louis Forti 409 Prestwick Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0H-059.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Overton T. Smith and Jeanette E. Smith, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Louis Forti,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Revised Final Plat of Whitworth Phase 3, Section 2, of record in Plat Book 7900, page 969, corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OVERTON T. SMITH AND WIFE, JEANETTE E. SMITH, by deed from JACQUELINE M. SCHILLING, TRUSTEE OF THE JACQUELINE M. SCHILLING LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JACQUELINE M. SCHILLING, DATED MAY 6, 2003, of record in Instrument No. 20140609-0049844, dated June 6, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-14-0H-059.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 969, corrected in Book 10270, page 34, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, Book 8282, page 45, Book 9778, page 27, Book 9567, page 185, Book 9567, page 216, Book 9567, page 25, Book 9567, page 301, Book 10503, page 139, Instrument No. 20020812-0097386, Instrument No. 20100615-0046543, Instrument No. 20160919-0098409, Instrument No. 20000509-0047159, Instrument No. 20070719-0086016, Instrument No. 20170620-0062009, Instrument No. 20170720-0073719, By-laws amended in Instrument No. 20020723-0088620 and Instrument No. 20191003-0101242, said Register's Office.

Easement Agreement of record in Book 9778, page 16, said Register's Office.

Charter of Whitworth Homeowners Association of record in Book 10635, page 691, amended in Book 8283, page 5232 and Book 10428, page 795, said Register's Office.

Stormwater Detention Agreement of record in Book 10633, page 334, said Register's Office.

Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewer of record in Book 10360, pages 307 and 372, said Register's Office.

This is improved property located at 409 Prestwick Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2023.

Overton T. Smith

Jeanette E. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Overton T. Smith and Jeanette E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2023.

Notary Public

My Commission Expires: _____

