Karen Johnson Davidson County
Batch # 1090561 DEEDWARR
01/11/2024 10:16:00 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20240111-0002393

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4848

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2024

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Commission Expires: 4-21-27

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jack Fleming Smith, III and Michaela Marincic<br>4425 Westlawn Dr #A105<br>Nashville, TN 37209 | Wells Fargo Bank N.A.<br>2701 Wells Fargo Way<br>MAC x999-01H<br>Minneapolis, MN 55408 | 103 08 0A 005.00 |

# 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,

**Jerry A. Varnado, a married man**

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

**Jack Fleming Smith, III, and Michaela Marincic, 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:

Land in Davidson County, Tennessee, being Unit No. A-105, as shown on the plan of Building "A", Westlawn Green, of record in Plat Book 5200, Pages 20-24, and further established by the Master Deed of Westlawn Green, a Horizontal Property Regime, of record in Book 5238, Page 863 and amended in Book 5266, Page 22, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed by Warranty Deed from Virginia R. LaFore, unmarried to Jerry A. Varnado, a married man, dated June 30, 2021 and recorded July 07, 2021, as Instrument No. 20210707-0091476 in Davidson County, Tennessee Register of Deeds.

This property was not a primary residence of the grantor or his spouse.

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: 4425 Westlawn Dr #A105, Nashville, TN 37209

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 10th day of January, 2024.

Jerry A. Varnado

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of January, 2024, before me personally appeared Jerry A. Varnado, 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 10th day of January, 2024.

Notary Signature
My commission expires: 7/6/2027

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON