WARRANTY DEED

Karen Johnson Davidson County
Batch# 1092839 DEEDWARR
01/23/2024 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $5,106.00
20240123-0004124

File No.: RES-23-3000-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/04/27

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale Collie and Pamela Collie	SAME	104 02 2A 301.00 CO
(NAME)	(NAME)	
4632 Hwy 70 S Unit 427 Nashville, TN 37221		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GILBERT P. SMITH AND NAN C. SMITH, CO-TRUSTEES OF THE GILBERT AND NAN SMITH JOINT REVOCABLE TRUST DATED JANUARY 30, 2020**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DALE COLLIE AND PAMELA COLLIE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 301, as established by the Master Deed of The Poston at the Park Condominiums of record in Instrument No. 20151209-0124008, as being amended in Instrument No. 20151215-0126061, Instrument No. 20170330-0031250, and Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 301A and 301B an Storage Unit 2 on P2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Gilbert P. Smith and wife Nan C. Smith, from The Poston at the Park, LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 25, 2017, recorded April 26, 2017, in Instrument No. 20170426-0041171, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Gilbert P. Smith and Nan C. Smith, Co-Trustees of The Gilbert and Nan Smith Joint Revocable Trust dated January 30, 2020, from Gilbert P. Smith and wife, Nan C. Smith, by Quitclaim Deed dated March 2, 2020, recorded April 3, 2020, in Instrument No. 20200403-0036019, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3000 Poston Avenue, Unit 301, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of January, 2024.

Gilbert P. Smith and Nan C. Smith, Co-Trustees of The Gilbert and Nan Smith Joint Revocable Trust dated January 30, 2020

By: _____
Nan C. Smith, Trustee

By: _____
Gilbert P. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2024, before me personally appeared Nan C. Smith and Gilbert P. Smith, Trustees of Gilbert P. Smith and Nan C. Smith, Co-Trustees of The Gilbert and Nan Smith Joint Revocable Trust dated January 30, 2020, 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 18th day of January, 2024.

_____
Notary Signature
My commission expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

* see attached page

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2024 before me, personally appeared **Nan C. Smith and Gilbert P. Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the, **Co-Trustees of The Gilbert and Nan Smith Joint Revocable Trust** the within named bargainor, and that as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name **The Gilbert and Nan Smith Joint Revocable Trust**, by themselves as Trustees.

Witness my hand, at office, January 18, 2024.

Notary Signature
My commission expires: 10/04/2027



Certificate of Authenticity

I, Tiffany Rooker, 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 January 22, 2024.

Tiffany Rooker
Affiant Signature

1/22/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22 day of January, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

File No. RES-23-3000-301