This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21940-RR

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2024.

Notary Public
My Commission Expires: 10/16/2024

Karen Johnson Davidson County
Batch# 1094159 DEEDWARR
01/25/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240125-0005228

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Espinoza Family Trust 8404 Charbay Circle Brentwood, TN 37027	New Owners	181 14 0A 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Blair Smith and Valerie Strayhorn Smith, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Efrain A. Espinoza and Marianela R. Espinoza, Trustees of The Espinoza Family Trust dated June 19, 2018**, hereinafter called the Grantee(s), his/her/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 184 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Blair Smith and Valerie Strayhorn Smith, husband and wife, by Warranty Deed from Michael Tyler Ellis and Pamela Renea Ellis, his wife, of record in Instrument No. 20170516-0048318, in the Register's Office of Davidson County, Tennessee, dated May 12, 2017, and recorded on May 16, 2017.

This is improved property located at: **8404 Charbay Circle, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 ~~19th~~ 18th day of January, 2024.

GRANTOR:

Michael Blair Smith

Michael Blair Smith

Valerie Strayhorn Smith

Valerie Strayhorn Smith

STATE OF FLORIDA
COUNTY OF Manatee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Blair Smith and Valerie Strayhorn Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~19th~~ 18th day of January, 2024.

Notary Public
My Commission expires: 12/18/2025

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Joshua A. Terry, 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 1/18/2024.

Affiant Signature – Joshua A. Terry

1/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27