This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson
Batch # 1105214
02/28/2024 10:22:16 AM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20240228-0013550

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christian Smolanovich 111 Aintree Ct. Goodlettsville, TN 37072	Corelogic Tax Services PO Box 9218 Coppell, TX 75019-9236	026070-052.00

THIS INDENTURE, made this 26th day of February 2024 between

Barbara J. Johnson and husband, Michael T. Johnson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Christian Smolanovich, a single man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 158 on the Plan of Windsor Green, Phase 1, Section III, as of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Barbara J. Johnson and husband, Michael T. Johnson by Quitclaim Deed dated 2/26/24 from Tammy Mellons, Trustee of record in Instruemnt No. 20240228-0013549 and to Barbara J. Pierson, an unmarried person by Warranty Deed dated 5/12/1998 from Joe Allen Pass, an unmarried person of record in Book 10932, Page 340, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 111 Aintree Ct., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Barbara J. Johnson

Michael T. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara J. Johnson and Michael T. Johnson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of February 2024.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 310,000.00.

Affiant

Sworn to and subscribed before me, this 26th day of February 2024.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027