THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4502
Parcel ID: 133-11-0A-096.00

Property Address:
500 Paragon Mills Road, N9, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1108986 DEEDWARR
03/08/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20240308-0016293

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER

Name and Address of New Owner:
500 Paragon Mills Road #N9
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **EMILY W. BOONE, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **PAUL SMITH, a single man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. N-9 on the Plan of Canterbury Hall Condominium Apartments, of record in Book 5200, Page 159, 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 EMILY W. BOONE, an unmarried woman by Deed dated September 30, 1998 from TENNESSEE HOUSING DEVELOPMENT AGENCY, recorded October 5, 1998, in Book 11141, Page 851, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 500 Paragon Mills Road, N9, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 159, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 4308, page 647, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for Sanitary Sewer granted to Metropolitan Government of Nashville and Davidson County as contained in Book 4337, page 544, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20090615-0055410 and Instrument No. 20140924-0087652, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowner's Association of record in Book 5446, page 152, Register's Office for Davidson County, Tennessee.

7. Bylaws for Homeowner's Association of record in Book 5865, page 101, Register's Office for Davidson County, Tennessee.

8. Master Deed to Homeowner's Association as contained in Book 5440, page 255 and Book 5441, page 819, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 7th day of March, 2024.

Emily W. Boone
EMILY W. BOONE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named EMILY W. BOONE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7 day of March, 2024.

JACKSON M. WELLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $172,000.00.

Affiant

SWORN TO and subscribed before me on this 8th day of March, 2024.

MADELYN N. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public

My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 8, 2024.

Affiant Signature

3/8/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8 day of March, 2024.

Notary Public

Notary's Seal:

