Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

David Allen McDivitt Jeri Lynn McDivitt
Affiant

Subscribed and sworn to before me, this 2nd day of April, 2024.

Notary Public
My Commission Expires: 8/3/25

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Karen Johnson
Batch # 1119551
04/05/2024 09:39:19 AM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20240405-0024169

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Maxwell Smith, Jr. 2831 Hillside Drive, Unit H3 Nashville TN 37212	New Owner	Tax Parcel ID No. 104-10-0N-027.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Allen McDivitt and Jeri Lynn McDivitt, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul Maxwell Smith, Jr. AKA Paul M. Smith, a single person** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. H-3, together with the appurtenant interest in the common elements of Westchester Condominiums , a horizontal property regime established by Master Deed of record in Instrument No. 20070607-0068596 and corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Condo Site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to DAVID ALLEN MCDIVITT and JERI LYNN MCDIVITT, HUSBAND AND WIFE, by deed from LIANE A. MONETA, of record in Instrument No. 20200609-0059298 , dated June 5, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-10-0N-027.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070607-0068596 and corrected in Instrument No. 20071009-0120320, said Register's Office.

This is improved property located at 2831 Hillside Drive, Unit H3 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of April, 2024.

David Allen McDivitt

Jeri Lynn McDivitt

STATE OF TN)

COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Allen McDivitt and Jeri Lynn McDivitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2024.

Notary Public

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 8/3/25