Karen Johnson Davidson County
Batch# 1122821 DEEDWARR
04/15/2024 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20240415-0026685

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P24-0151-D

WARRANTY DEED

Address of New Owners:
Ms. Agnes Akionzo-Nthenge
1128 Woodbury Falls Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kevin Scott Smith, married, and Maggie E. Smith, unmarried, as tenants in common with right of survivorship,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Agnes Kilonzo-Nthenge, a married woman,

hereinafter called the Grantees, 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 No. 1128 on the plan of Woodbury Townhomes, Phase I, a horizontal property regime, created under Title 68, Section 27-101, et seq., as amended, Tennessee code annotated, and as established by a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Woodbury Townhomes, Phase I of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration. Reference is hereby made to the plan of Woodbury Townhomes as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument Number 20060310-0028278, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maggie E. Smith, unmarried, and Kevin Scott Smith, married, as tenants in common with right of survivorship, by deed from John Richard Patterson and wife, Lisa Patterson, dated March 26, 2020, of record in Instrument No. 20200330-0034062 in the Register's Office of Davidson County, State of Tennessee.

This conveyance is subject to a Charter of record in Instrument No. 20060309-0027744 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions, Easements and Restrictions and By-Laws of record in Instrument No. 20060310-0028278 and as amended in Instrument No. 2080201-0010772 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement Agreement of record in Instrument No. 20120810-0071791 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer and Untility Easements of record in Book 5074, Page 856 and in Book 5074, Page 856 and in Book 5074, Page 945 all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Stormwater Detention Agreement of record in Instrument No. 20050118-0005578 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 1128 Woodbury Falls Court, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: 2024 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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 our hands this the 11 day of April, 2024.

Kevin Scott Smith

Maggie E. Smith

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Scott Smith, married, and Maggie E. Smith, unmarried, as joint tenants with right of survivorship, 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 as their free act and deed.

Witness my hand and official seal at office this 11 day of April, 2024.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2024.

Notary Public

My Commission Expires: 1/23/28

CRISTA A. CHOGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Parcel: 128 12 0C 019.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 12, 2024.

J. Carlton Drumwright

April 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY