THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447470** Karen Johnson Davidson County Batch # 1129046 **DEEDWARR** 04/30/2024 02:16:31 PM 2 pgs Fees: $13.00 Taxes: $3,681.50 20240430-0031464	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2024. Notary Public My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Jin Zou 860 B Kirkwood Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 01 4O 002.00

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, **Tyler G. Smith and Taylor M. Smith, husband and wife and Sherri L. Smith, married as Joint Tenants with Right of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jin Zou**, ("Grantees"), its 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. B, on the Plan of HOMES AT 860 KIRKWOOD, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of HOMES AT 860 KIRKWOOD, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151110-0114329, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Tyler G. Smith and Taylor M. Smith, Husband and Wife and Sherri L. Smith, Married as Joint Tenants with Right of Survivorship, by Warranty Deed from Andres H. Carlos, a Single Man and Carolyn J. Whitt, a Single Woman, of record in Instrument No. 20200413-0038453, in the Register's Office of Davidson County, Tennessee, dated April 07, 2020, and recorded on April 13, 2020.

Said property was never the primary martial residence of Grantor Sherri L. Smith.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKWOOD GARDENS, as recorded in Plat Book 3106, Page(s) 62.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151110-0114329.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3310, Page 350.

This is improved property located at 860 B Kirkwood Avenue Nashville TN 37204

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 29th day of April, 2024.

Tyler G. Smith

Taylor M. Smith

Sherri L. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler G. Smith and Taylor M. Smith, and Sherri L. Smith, 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 29th day of April, 2024.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026