This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-3295-TC

Karen Johnson Davidson County
Batch# 1131926 DEEDWARR
05/07/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240507-0033647

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2025

Subscribed and sworn to before me, this the 3rd day of May, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Haley Giffen **107 Colt Court** **Nashville, TN 37221**	**Haley Giffen** **107 Colt Court** **Nashville, TN 37221**	128 10 0 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher Alan Smith and Rebecca Anne Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Haley Alan Giffen, unmarried and Philip J. Dobson, married,as joint tenants with right of survivorship**, 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 Lot No. 135 on the Plan of STACY SQUARE, SECTION 4, as of record in Plat Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Alan Smith and Rebecca Anne Smith, Husband and Wife, by Warranty Deed from Eric T. Morrison and Renee C. Morrison, Husband and Wife, of record in Instrument No. 20191014-0104912, in the Register's Office of Davidson County, Tennessee, dated October 09, 2019 and recorded on October 14, 2019.

This is improved property located at: **107 Colt Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Whenever used, the singular number 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 May, 2024.

GRANTOR:

Christopher Alan Smith

Rebecca Anne Smith

STATE OF WASHINGTON
COUNTY OF PIERCE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Alan Smith and Rebecca Anne Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of May, 2024.

Notary Public
My Commission expires: 10/9/2026

BIANCA M PEREZ
Notary Public
State of Washington
Commission # 181386
My Comm. Expires Oct 9, 2026

Certificate of Authenticity

I, Adde Dilworth, 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 **May 2, 2024**.

Date

Affiant Signature

May 2, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **2** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025