WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1168871 DEEDWARR
08/14/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240814-0061703

File #24-TC-2823-O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Smith and Shane S. Smith	**Community Mortgage LLC, ISAOA DBA Community Advisors**	
(NAME)	(NAME)	
2823 Barclay Drive	**19045 East Valley View Parkway, Suite F**	**094 03 0 029.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TANYA E. LEGG, UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ASHLEY SMITH AND SHANE S. SMITH, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 212, FORTLAND PARK, SECTION ONE, as shown on of record in Plat Book 2663, Page 61, Corrected in Book 2799, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tanya E. Legg, Unmarried, by Warranty Deed from Casey B. Smith and Wife, Melinda L. Smith, of record in Instrument No. 20091027-0098940, in the Register's Office of Davidson County, Tennessee, dated October 21, 2009, and recorded on October 27, 2009.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FORTLAND PARK, SECTION ONE, as recorded in Plat Book 2799, Page(s) 43with Certificate of Correction recorded in Book 2799, Page 43.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2823 Barclay Drive, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9th day of August, 2024.

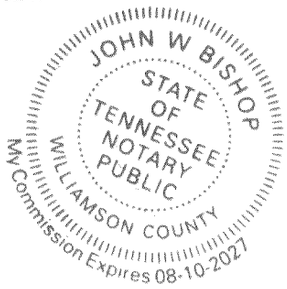
Tanya E. Legg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2024, before me personally appeared Tanya E. Legg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of August, 2024.

Affiant Signature
Date 8/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

