Karen Johnson Davidson County
Batch# 1174749 DEEDWARR
08/27/2024 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20240827-0065786

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-P-24-03205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sonja Smith-White	NEW OWNER	
(NAME) **3205 Cloudfalls Trace**	(NAME) 3205 CLOUDFALLS TRCE	**164-12-0A-013.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) ANTIOCH, TN 37013	
(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, **MICHAL E. SMITH AND AND CALEB A. SMITH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SONJA SMITH-WHITE,** 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:

The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Weatherstone, a Planned Unit Development of record in Plat at Instrument No. 20020926-0117440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michal E. Smith and Caleb A. Smith, wife and husband by Warranty Deed from Cindy Phillips of record in Instrument No. 20160330-0029722 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 30, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record at Instrument No. 20020718-0086527, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020611-0071030 and amended at Instrument No. 20031015-0152650, Register's Office for Davidson County, Tennessee.
- Charter for Weatherstone Owners Association of record in Instrument Number 20180207-0012329 and Instrument No. 20190808-0079019, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to Tennessee Power Company of record in Book 437, Page 38, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 2671, Page 127, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 4457, Page 350, in the Register's Office for Davidson County, Tennessee.
- 50 foot Right of Way Easement of record in Book 4706, Page 227 and assigned in Book 11533, Page 826 and at Instrument No. 20010403-0032129, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020626-0076469, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Easement of record in Instrument Number 20080709-0070603, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3205 Cloudfalls Trace, Antioch, Tennessee 37013**.

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 26th DAY OF AUGUST, 2024.

Michal E. Smith

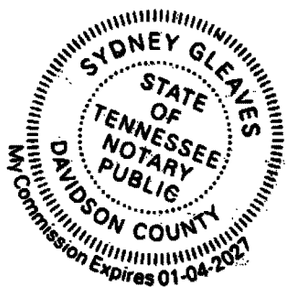
Caleb A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAL E. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

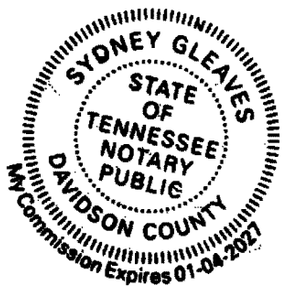


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALEB A. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 August 26, 2024.

Affiant Signature

8/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 21 2024.

Affiant Signature

8/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY