Box 14
37438-4

WARRANTY DEED

Karen Johnson
Batch # 1182981
09/18/2024 11:00:54 AM
Fees: $13.00 Taxes: $3,626.00

Davidson County
DEEDWARR
2 pgs

20240918-0072325

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: RES-24-6216B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lennon and Lesly Anne Lennon	Legacy Home Loans LLC dba Steadfast Mortgage	090 16 2G 002.00 CO
(NAME)	(NAME)	
6216-B Henry Ford Dr. Nashville, TN 3720	408 Highway 76 White House, TN 37188	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JOHN CALVIN SMITH, A MARRIED MAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK LENNON AND LESLY ANNE LENNON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6216B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 6216 Henry Ford Drive, a Horizontal Property Regime, of record in Instrument No. 20221013-0112244, as amended and restated by document recorded in Instrument No. 20240918-0072322, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to John Calvin Smith, married, from Elliott Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated October 7, 2022, recorded October 13, 2022, in Instrument No. 20221013-0112226, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor, his spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 6216-B Henry Ford Drive, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 17th day of September, 2024.

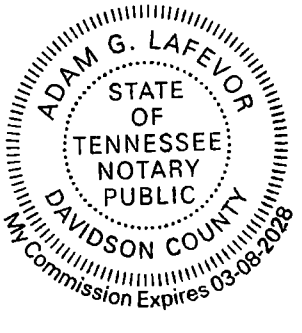
John Calvin Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2024, before me personally appeared John Calvin Smith, 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 17th day of September, 2024.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171