Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240848680

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Halley E. Smith
Affiant

Subscribed and sworn to before me, this 26th day of September, 2024.

Martha O Powers
Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1187655
09/30/2024 09:55:33 AM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

My Commission Expires December 8, 2024

20240930-0075443

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Philip S. Smith and Halley E. Smith 6744 Autumn Oaks Dr Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 10 0A 027.00

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, **Nicholas B. Enns and Jessica L. Enns, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Philip S. Smith and Halley E. Smith, husband and wife,** ("Grantees"), their 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 Lot No. 343 on the Plan of SECTION ONE, AUTUMN OAKS of record in Plat Book 9700, Page(s) 913 and 914, 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 Nicholas B. Enns and Jessica L. Enns, Husband and Wife, by Warranty Deed from Julia Pricilla Vose, Trustee of the Julia Pricilla Vose Living Trust Dated February 26, 2018, of record in Instrument No. 20210420-0052616, in the Register's Office of Davidson County, Tennessee, dated April 15, 2021, and recorded on April 20, 2021.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, AUTUMN OAKS, as recorded in Plat Book 9700, Page(s) 913 and 914. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443 as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 6704, Page 397; Book 6704, Page 405 as amended in Book 6968, Page 30.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970. Resolution by the Autumn Oaks HOA Board of Directors recorded in Instrument No. 20100414-0028160.

Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20101207-0097287.

This is improved property located at 6744 Autumn Oaks Dr Brentwood TN 37027

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 26th day of September, 2024.

Nicholas B. Enns

Jessica L. Enns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas B. Enns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2024.

Notary Public
My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica L. Enns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024