NEW OWNER:
WILLIAM CAMDEN SMILEY
805 SPENCE ENCLAVE LANE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1239

Map & Parcel No.: 094160E07500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1200314 DEEDWARR
11/01/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20241101-0084927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEREK HOLLIS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM CAMDEN SMILEY, an unmarried man** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as Unit No. 75, Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2, to the Declaration of Covenants, Conditions, and Restrictions establishing the Spence Enclave Townhomes, of record in Instrument No. 20061115-0141672; as amended in Instrument No. 20061117-0142842; as further amended in Instrument No. 20061213-0153595; as further amended in Instrument No. 20080222-0017508; as further amended in Instrument No. 20080423-0041404; and as further amended in Instrument No. 20080507-0047102, Register's Office for Davidson County, Tennessee, to which declaration specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to DEREK HOLLIS, unmarried, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated January 27, 2009, and of record in Instrument No. 20090129-0007708, Register's Office for DAVIDSON County, Tennessee. Derek Hollis acquired this property as unmarried, later was married, but has since divorced. This property was not used for marital residence and there is no interest vested in his prior spouse in this property.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **805 SPENCE ENCLAVE LANE, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 31st day of October, 2024.

DEREK HOLLIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEREK HOLLIS**, 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 and official seal at office this ~~31st~~ 30th day of October, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW A. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2024.

SHANNON R. RICHARDSON NOTARY PUBLIC

My commission expires: 3.20.2028

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Alicia Hamilton, 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

10/30/24.
Date

Affiant Signature

10/31/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of Oct, 2024.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

