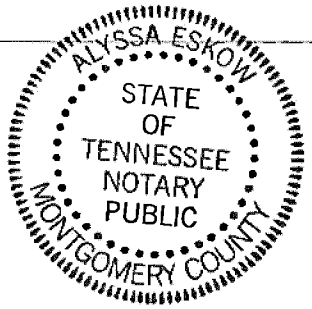
**Prepared By & Return To:**
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MQ-24-4902

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant




SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2024

Notary Public

Commission Expires: 4/18/2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Laurie Dee Smith<br>107 Colony Ct<br>Nashville, TN 37204 | NEW OWNER<br>107 Colony Ct<br>Nashville, TN 37204 | 131-08-0C-002.00-CO |

Karen Johnson Davidson County
Batch# 1202193 DEEDWARR
11/06/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20241106-0086103

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Joy Renee Leymon, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joy Renee Leymon, an unmarried woman, as to a 2/3 percent undivided interest, and Laurie Dee Smith, an unmarried woman, as to a 1/3 percent undivided interest**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, Lot 1, a Condominium as shown on the Plan of Colony Court, of record in Plat Book 6250, Page 116, Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of Colony Court of record in Book 6379, Page 242 (Exhibit "D"), and By-Laws appended thereto at page 273, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Colony Court, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6379, Page 242, Register's Office Davidson, County are incorporated by reference

and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Joy Renee Leymon, an unmarried woman by Warranty Deed from Thomas H. Beisswenger, Trustee of the Donald F. Beisswenger Revocable Trust u/a/d April 8, 2011 of record in Instrument No. 20210323-0038533 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 107 Colony Ct, Nashville, TN 37204

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 so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 30th day of October, 2024.

Joy Renee Leymon

Joy Renee Leymon

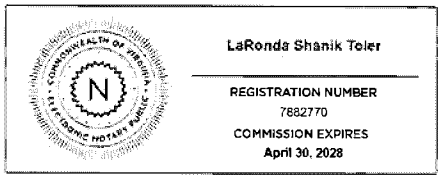
STATE OF Virginia
COUNTY OF Henrico

On this 30th day of October, 2024, before me personally appeared Joy Renee Leymon, 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 30th day of October, 2024.

LaRonda Shanik Toler

Notary Signature
My commission expires: 04/30/2028




Notarized remotely online using communication technology via Pro

# Certificate of Authenticity

I, Joshua A. Terry, 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 10/30/2024.

Affiant Signature – Joshua A. Terry

11/5/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/5/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27