Karen Johnson Davidson County
Batch# 1203022 DEEDWARR
11/08/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $580.90
20241108-0087344

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0640

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jedonna Amstutz	NEW OWNER	Map: 051150A04000CO
(NAME) 420 Walton Lane, No. J40	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS ($157,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MORGAN STEVEN SMITH AND WIFE, MARI ANGELA SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEDONNA AMSTUTZ, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 No. J40 as shown on the Plat of Quail Creek, of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et. seq.., said Register's Office.

Being the same property conveyed to Morgan Steven Smith, by deed from Morgan Steven Smith, Executor of the Estate of Carl Smith, of record in Instrument No. 20230109-0001688, dated January 6, 2023, Register's Office for said County. Also see Estate of Carl Smith, Docket #22P-204 and Warranty

Deed in Book 8604, Page 304, said Register's Office. Also being the same property conveyed to Carl Smith, unmarried, by deed from Euvia M. McIntosh and wife, Marsha E. McIntosh and Larry Gayle McIntosh, unmarried, of record in Book 8604, Page 304, dated April 8, 1992, Register's Office for said County. The said Carl Smith having died testate on January 2, 2022, and the Will was admitted to Probate as Probate No. 22P-204, of record in Probate Court for Davidson County, Tennessee. Morgan Steven Smith was a named devisee under the Will of Carl Smith and the named Executor.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6328, Page 89-93, said Register's Office; (3) Charter for Homeowner's Association of record in Book 6340, Page 410, said Register's Office; (4) Easement to Qwest Communications of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6328, Page 44 and Book 6328, Page 74, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 420 Walton Lane, No. J40, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (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 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.

Witness our hands this 7th day of November, 2024.

Morgan Steven Smith
Morgan Steven Smith

Mari Angela Smith
Mari Angela Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 7th day of November, 2024.

My Commission Expires: 3·3·26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Burnette, 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 November 7, 2024.

(AFFIANT) – Karen Burnette

11/07/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of November, 2024.

My commission expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON