This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-4493-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1205363 DEEDWARR
11/14/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241114-0088851

Subscribed and sworn to before me, this the 14th day of November, 2024.

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 7/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Marie Brown Klein 302 Williams Avenue Madison, TN 37115	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	042 12 0D 109.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ellie Charlize Smith, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Hannah Marie Brown Klein, unmarried woman** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Unit 109 of WILLIAMS STATION, A TOWNHOME PLANNED UNIT DEVELOPMENT, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Ellie Charlize Smith, an unmarried woman, by Special Warranty Deed from Williams Station, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230719-0055499, in the Register's Office of Davidson County, Tennessee, dated July 17, 2023 and recorded on July 19, 2023.

Being part of the same property conveyed to Williams Station, LLC, a Tennessee non-profit limited liability company, by Quitclaim Deed from New Level Community Development Corporation, a Tennessee non-profit corporation, of record in Instrument No. 20210913-0122152, in the Register's Office of Davidson County, Tennessee, dated September 02, 2021 and recorded on September 13, 2021.

Being part of the same property conveyed to Williams Station, LLC, a Tennessee non-profit limited liability company, by Quitclaim Deed from New Level Community Development Corporation, a Tennessee non-profit corporation, of record in Instrument No. 20210420-0052420, in the Register's Office of Davidson County, Tennessee, dated March 31, 2021 and recorded on April 20, 2021.

Being the same property conveyed to New Level Community Development Corporation, a Tennessee Nonprofit corporation, by Warranty Deed from Cook Land Development LLC, a Tennessee limited liability company, of record in Instrument No. 20200131-0011751, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Ethan T. Hunt joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **302 Williams Avenue, #109, Madison, TN 37115.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 14th day of November, 2024.

GRANTOR:

Ethan T. Hunt

Ellie Charlize Smith

Ellie Charlize Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ethan T. Hunt and Ellie Charlize Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2024.

Notary Public
My Commission expires: 1-8-2026

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202411140088851

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 14, 2024

Affiant Signature

11/14/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 14, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

