Karen Johnson
Batch # 1215990
12/13/2024 10 34 AM
Fees $13 00 Taxes $3,237 50

Davidson County
DEEDWARR
2 pgs

20241213-0096928

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149424**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is· $875,000.00. Madelyn Ann Affiant Subscribed and sworn to before me, this 12th day of December, 2024 Notary Public My Commission Expires 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner. Jasmin Skopliak 963 Draughon Avenue Nashville TN 37204	Send Tax Bills To· Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	Tax Information Tax Parcel ID No 118 09 0 208.00

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, **Warren D. Smith, IV and Katherine K. Smith, Trustees under Smith Marriage Trust dated February 7, 2020** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jasmin Skopliak, an unmarried man**, ("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 6 on the PART OF NOEL'S ESTATE, YEARWOOD SUBDIVISION, of record in Plat Book 1424, Page 48, and amended in Book 1627, Page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Warren D. Smith, IV and Katherine K. Smith, Trustees under Smith Marriage Trust dated February 7, 2020, by Quitclaim Deed from Warren Smith, IV and Katherine Smith, of record in Instrument No. 20210115-0006931, in the Register's Office of Davidson County, Tennessee, dated January 07, 2021, and recorded on January 15, 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 for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF NOEL'S ESTATE, YEARWOOD SUBDIVISION, as recorded in Plat Book 1424, Page(s) 48 and amended in Book 1627, Page 501.

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 1471, Page 207.

This is improved property located at 963 Draughon Avenue Nashville TN 37204

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 12th day of December, 2024

Smith Marriage Trust dated February 7, 2020

BY Warren D. Smith, IV, Trustee

BY: Katherine K Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warren D. Smith, IV and Katherine K Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Smith Marriage Trust dated February 7, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 12th day of December, 2024

JONATHAN D HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires