This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater, is $435,000.00.

Affiant

Subscribed and sworn before me this the 16th day of December, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1218471 DEEDWARR
12/19/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20241219-0098861

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amanda C. Smith	Lending Hand Mortgage, LLC	082-14-0A-025.00
1042 1st Ave N.	510 Lentz Drive	
Nashville, TN 37201	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHAN D. D'URSO, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUKAS BENJAMIN SMITH AND AMANDA C SMITH, HUSBAND
AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1042 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominium for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and Second Amendment to the Master Deed of record under Instrument no. 20060518- 0058640, Register's Office for Davidson County, Tennessee, for a more particularly complete identification and description of said Unit.

Being the same property conveyed to Stephan D. D'Urso, a single man, by deed dated 10/27/2021, from Roger E. Redel and Linda A. Redel, husband and wife, of record in Instrument No.20211108-0148680, Register's Office for said County.

(Value or consideration shown in aforementioned deed $427,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1042 1st Ave N., Nashville, TN 37201.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 16th day of December, 2024.

Stephan ~~D.~~ F D'Urso
2FD

STATE OF Virginia

COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephan D. D'Urso, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2024.

My commission expires:
December 31, 2025

Gina Yvette Milligan
Notary Public

GINA YVETTE MILLIGAN
Notary Public
Commonwealth of Virginia
Registration No. 7943955
My Commission Expires Dec 31, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/16/2024.

Affiant Signature

12/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY