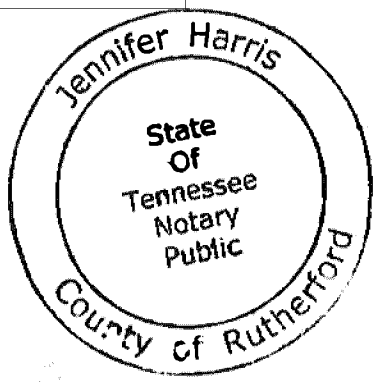
Karen Johnson Davidson County
Batch# 1226736 DEEDWARR
01/16/2025 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $869.13
20250116-0003411



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $234,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2025.

Notary Public

My Commission Expires: 8/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Jack Smodic and Shelitha Smodic 2020 Beech Avenue, #B5 Nashville, TN 37204	NEW OWNER	105-10-0A-206.00 CO

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

John R. Jackson, married, Kevin J. Jackson, unmarried, and Rebecca Lauderdale, married, as tenants in common

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

Jack Smodic and Shelitha Smodic, husband and wife

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

LAND in Davidson County, Tennessee, being Unit B-5 of BeechTree Condominiums, a Horizontal Property Regime, established by a Master Deed of BeechTree Condominium of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums as shown on Exhibit Map to the Master Deed of record in Book 11174, Page 284, as amended in Book 11680, Page 193, and Instrument No. 20151016-0105285, said Register's Office, to which Exhibit Map reference is hereby made.

BEING the same property conveyed to John R. Jackson, married, Kevin J. Jackson, married, and Rebecca Lauderdale, married, as tenants in common, by Warranty Deed from Kyle Quigley,

unmarried and Cindy Miller, unmarried, dated 11/25/2019 and recorded 11/27/2019 in Instrument No. 20191127-0122813, Register's Office for Davidson County, Tennessee. The said Kevin J. Jackson was erroneously referred to as Kevin J. Jackson, married. Kevin J. Jackson is not married and is known as Kevin J. Jackson, unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All matters as shown on Master Deed and By-Laws in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285; HOA Charter of record in Book 11163, Page 16; Conveyance of Common Areas of record in Instrument No. 20041230-0155036; Easement to Comcast of record in Instrument No. 20090930-0090862; Deed of Easement of record in Book 3183, Page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 2020 Beech Avenue, #B5, 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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 6th day of January, 2025.

John R. Jackson

Kevin J. Jackson by John R. Jackson, as his Attorney in Fact

Kevin J. Jackson by John R. Jackson, as his Attorney in Fact

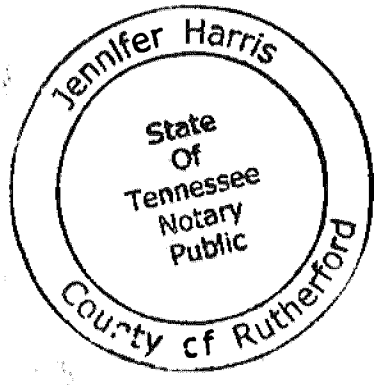
Rebecca Lauderdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2025, before me personally appeared John R. Jackson and Rebecca Lauderdale, 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 6th day of January, 2025.

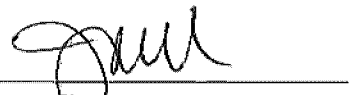
Notary Signature
My commission expires: 8/19/28



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, John R. Jackson, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said John R. Jackson to me known to be the person who executed the same as the free act and deed of the said Kevin J. Jackson and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Kevin J. Jackson and appearing of record in Instrument No. ____202501160003410__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of January, 2025.



Notary Signature
My commission expires: 8/19/28

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 1-6-25 (date of document).

Affiant Signature

1-6-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of January, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY