Karen Johnson Davidson County
Batch# 1228491 DEEDWARR
01/21/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20250121-0004435



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2025.

Notary Public

My commission expires: August 19, 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gracey Lee Hailey	American Pacific Mortgage Corp.	108-07-0B-017.00-CO
115 North Timber Drive	3000 Lava Ridge Ct Ste. 200	
Nashville, TN 37214	Roseville, CA 95661	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Debra Dee Smith, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gracey Lee Hailey, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Unit Number 17, Building B, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Debra Dee Smith, unmarried by Special Warranty Deed from Third National Bank in Nashville, a National Banking Association of record in Book 7916, page 721, Register's Office for Davidson County, Tennessee, dated August 15, 1989 and recorded on August 16, 1989.

This is improved property known as **115 North Timber Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16 day of January, 2025.

Debra Dee Smith

STATE OF Iowa
COUNTY OF Story

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Debra Dee Smith, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16 day of January, 2025.

Notary Public
My Commission Expires: August 19, 2027

NOTARIAL SEAL IOWA
KYLIE M PROEHL
Commission Number 858203
My Commission Expires
August 19, 2027

Lenders Title Company File No. 24-000769-626

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/16/2025 (date of document).

Affiant Signature

1/21/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of Jan., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County