Karen Johnson Davidson County
Batch# 1236726 DEEDWARR
02/13/2025 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $4,006.44
20250213-0010886

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>Wesley D. Turner<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TN 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,082.821.56.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 12th day of February, 2025.<br><br>Notary Public<br><br>My Commission Expires: 8/19/ |

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Anne V. Smith and<br>Marcus H Smith, Jr.<br>1010 Bridgestone Place<br>Knoxville, TN 37919 | NEW OWNER | 104-01-4G-001.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto ANNE V. SMITH AND MARCUS H. SMITH, JR., A MARRIED COUPLE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A on the plan of 3502 Wrenwood Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 3502 Wrenwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211116-0152751, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Charles Karl Kinzer and spouse, Rita Marie Kinzer, of record in Instrument No. 20211116-0152750, dated November 3, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1130, page 55, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20211116-0152751, said Register's Office.

4. Sanitary Sewer Easement of record in Book 1943, page 500, said Register's Office.

This is improved property known as 3502 A Wrenwood Drive, Nashville, Tennessee 37205.

*{Signature Page to Follow}*

**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 covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors, 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.

**WITNESS** my hand this 12th day of February, 2025.

**HR PROPERTIES OF TENNESSEE,**
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

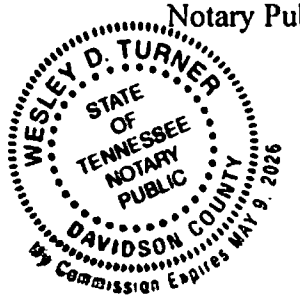
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of 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 February, 2025.

_____
Notary Public

My Commission Expires: _____



# True Copy Certification

I, Wesley D. Turner, 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 February 12, 2025.

Affiant Signature

Date: February 12, 2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 12th day of February, 2025.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

