WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240693 DEEDWARR
02/26/2025 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20250226-0014094

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEB, 2025

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2025-0178

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Smith and Lashaunda Smith	NEW HOMEOWNER	114-15-0A-014.00-CO
(NAME)	(NAME)	
228 Cedar Place Row		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Rost and Allison Elizabeth Norlander, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVEARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reginald Smith and Lashaunda Smith, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 14 on the Plan of Cedar Place Community, a Planned Unit Development (with Private Elements) filed as Exhibit B to and established by the Declaration of Covenants, Conditions and Restrictions for Cedar Place Community of record in Instrument No. 20140918-0085685 as amended in Instrument No. 20141008-0093372 and corrected by Scrivener's Affidavit in Instrument No. 20141112-01045413 and amended in Instrument No. 20150319-0023886 Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to William Rost, an unmarried man and Allison Elizabeth Norlander, an unmarried woman by Warranty Deed from Dalamar Homes LLC, a Tennessee limited liability company of record in Instrument No. 20170802-0078648 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017. The said William Rost and Allison Elizabeth Norlander having since married.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Cedar Place Community, a Planned Unit Development (With Private Elements) of record in Instrument Number 20140918-0085685, as amended in 20141008-0093372, amendment as corrected in 20141112-0104513, as amended in 20150319-0023886, Register's Office for Davidson County, Tennessee. Right of Way Easement of record in Book 2105, Page 438, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, Page 772, in the Register's Office for Davidson County, Tennessee. Agreements for Dedication of Public Utilities Easements of record in Book 8626, Page 823, Instrument Number 20040304-0024491 and Instrument Number 20051214-0150259, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131029-0112332, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20131029-0112366, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20141119-0106676, in the Register's Office for Davidson County, Tennessee.

This property, known as 228 Cedar Place Row, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, 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 25th DAY OF Feb, 2025.

William Rost

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William Rost, 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.

Witness my hand and official seal at office, this 25th day of February, 2025.

Notary Public

My commission expires: 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my/our hand(s) this 24 DAY OF February, 2025.

Allison Elizabeth Norlander

STATE OF INDIANA

COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Allison Elizabeth Norlander, 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.

Witness my hand and official seal at office, this 24th day of February, 2025.

Notary Public

My commission expires: 9/13/2028

BRIAN DEAN SELL

NOTARY PUBLIC SEAL INDIANA

BRIAN DEAN SELL
Resident of Madison County
My Commission Expires
September 13, 2028
Commission # NP0638414

Certificate of Authenticity

I, Drusilla Bryant, 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 2.25.25.

Affiant Signature

2.25.25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of Feb, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 5/4/2026