Name and Address of New Owner:
Althea Curry
2819 Lake Forest Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1243142 DEEDWARR
03/05/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20250305-0016625

Map & Parcel No: **136-10-0A-017-00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephanie Smotherman, a married woman, and Amanda Cooper, a married woman, tenants in common** , "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Althea M. Curry, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.8, Unit 8A, a resubdivision of Lots 7 and 8 on the Condominium Site Plan, Lots 3-10, 63 and 64, Section Two, Priest Lake Forest of record in Plat Book 5190, Page 752, amending Plat Book 5190, page 722, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. Swift by Warranty Deed from Regions Bank of record in Instrument No. 20090212-0012370 Register's Office for Davidson County, Tennessee, dated February 5, 2009 and recorded on February 12, 2009.

Being the same property conveyed to Stephanie Smotherman, a married woman, and Amanda Cooper, a married woman, tenants in common, by Warranty Deed from Michael D. Swift, an unmarried man, of record in Instrument No. 20250102-0000245 Register's Office for Davidson County, Tennessee, dated January 2, 2025 and recorded on January 2, 2025.

This is an investment property. Neither party has used this for a primary residence or a marital residence.

Being improved property known as **2819 Lake Forest Drive, Nashville, TN 37217**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

25NT0010

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantors have caused this Warranty Deed to be executed on the 27th day of February, 2025.

_____(SEAL)
Stephanie Smotherman

_____(SEAL)
Amanda Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephanie Smotherman and Amanda Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27 day of February, 2025.

_____
Notary Public
My commission expires: Aug. 15, 2026

ELIZABETH REYES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 15, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $234,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 28 day of February, 2025.

_____
Notary Public
My commission expires: 11-08-28
File No. GNT-25-3823

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Feb. 27, 2025 (date of document).

Affiant Signature

3-5-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of March, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26