THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1249281 DEEDWARR
03/21/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250321-0021541

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jaime Fernandez and Cheryl Turner Fernandez 915 Catlow Court Brentwood, TN 37027	Owner	171-04-0C-043-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Emma Talley Smith and Patrick Smith, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jaime Fernandez and Cheryl Turner Fernandez, a married couple**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Unit No. 43**, as set out on collective Exhibit "B' to the Master Deed and Bylaws for **Barrington Place**, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696, amendments of record in Instrument No. 20170227-0019505, in Instrument No. 20170227-0019506, in Instrument No. 20180827-0084426, and Scrivener's Affidavit of record in Book 7446, Page 796, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the property conveyed to Emma Talley, unmarried by deed from Leah Carolyn Hindy, unmarried, of record in Instrument No. 2018001-0097265, dated September 27, 2018 and recorded on October 1, 2018, Register's office for Davidson County, Tennessee. Emma Talley, is now married and known as Emma Talley Smith.

This property is commonly known as 915 Catlow Court, Brentwood, TN 37027*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 21 **day of March, 2025**:

Emma Talley Smith

Patrick Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emma Talley Smith** and **Patrick Smith,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of **March, 2025:**

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$585,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF **March, 2025**:

Ragan N. Veach

Notary Public

My Commission Expires: _____

RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 8TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 March 21, 2025 (date of document).

Date: March 21, 2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of March, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026