Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250133

Karen Johnson Davidson County
Batch # 1251648 DEEDWARR
03/25/2025 11 12 35 AM 2 pgs
Fees $13 00 Taxes $1,665 00
20250325-0022235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000 00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2025.

Notary Public
My Commission Expires.

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 2026

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Brennan Smith 227 22ND STREET OLD HICKORY, TN 37138	New Owner	Tax Parcel ID No 053 08 1A 014 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marissa Ponitz, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brennan Smith, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit No. 14 on the plan of THE VILLAS AT BLUE TURTLE BAY TOWNHOME ASSOCIATION, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of THE VILLAS AT BLUE TURTLE BAY TOWNHOME ASSOCIATION, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No 20200805-0086574, Instrument No 20210305-0028847 and Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to Marissa Ponitz, by Warranty Deed from The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210419-0052023, in the Register's Office of Davidson County, Tennessee, dated April 02, 2021 and recorded on April 19, 2021.

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 record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DABBS & ELLIOT SUBDIVISION, as recorded in Plat Book 547, Page 127.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062027, as amended in Instrument No 20200805-0086574, Instrument No. 20210305-0028847, Instrument No. 20210311-0032306 and Assignment of Rights recorded in Instrument No 20200731-0084618

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180503-0042425

Easement for Ingress and Egress, recorded in Instrument No 20170828-0087840

This is improved property located at 227 22nd Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2025

Marissa Ponitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marissa Ponitz, 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, at office, this 24th day of March, 2025

Notary Public
My Commission Expires: _____

