Karen Johnson Davidson County Batch# 1267679 DEEDWARR 05/02/2025 12:07:30 PM 3 pgs Fees: $18.00 Taxes: $1,642.80 20250502-0034152 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Montgomery JM The actual consideration or value, whichever is greater, for this transfer is $444,000.00. Dalton Smith Affiant Subscribed and sworn to before me, this 1st day of May, 2025. Notary Public My commission expires: 11-8-2028

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dalton Smith	**Legends Bank**	**142-10-0E-066.00CO**
7609 Veranda Court	**310 North First Street**	
Nashville, TN 37221	**Clarksville, TN, 37040**	

FOR AND IN 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,

Peyton Allsmiller, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dalton Smith, single

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:

Land in Davidson County, Tennessee, being Unit No. 66 on the Plan of Bellevue Station, Phase 2, a Horizontal Property Regime With Private Elements of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160108-0001959, supplemented in Instrument No. 20160926-0101494, corrected in Instrument No. 20161025-0112596 and supplemented in Instrument No. 20170427-0041683, 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 all of the property conveyed to Peyton Allsmiller, single woman, by deed from Andrew W. Grissim and Alexandra Grissim, husband and wife, of record in Instrument No. 20200501-0045596, dated April 29, 2020, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20160104-0000543, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Instrument No. 20160108-0001959, supplemented in Instrument No. 20160926-0101494, corrected in Instrument No. 20161025-0112596 and supplemented in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee.
d. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Instrument No. 20160308-0022218, in the Register's Office for Davidson County, Tennessee.
f. Easement for Road Right of Way of record in Book 2086, Page 272, in the Register's Office for Davidson County, Tennessee.
g. Sewer Line Easement of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.

h. Sign Lease of record in Book 7032, Page 292, in the Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

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) building restrictions, and (5) other matters of public record.

This is improved property known as 7609 Veranda Court, Nashville, TN 37221.

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 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 1st day of May, 2025.

Peyton Allsmiller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Peyton Allsmiller,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2025.

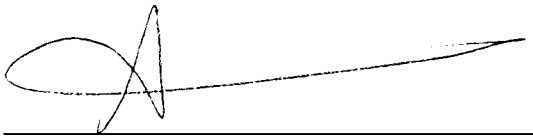
Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 25-123
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 1, 2025**.



Affiant Signature — **05/02/2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 2, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

