PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1268442
05/05/2025 08 46 48 AM
Fees $13 00 Taxes $4,070 00

Davidson County
DEEDWARR
2 pgs

20250505-0034398

Ivey Title, LLC Ref: (LM) Title No.: 64039
Dav. Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rena Clayton Rolfe 4307 Dakota Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 091160M00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rena Clayton Rolfe, unmarried woman.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4307 Dakota Avenue of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734, and Instrument No. 20200221-0019707, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Smith, unmarried, by Warranty Deed from Joshua Lawrenz, a married man, dated April 14, 2023 and recorded on April 17, 2023, of record in Instrument No. 20230417-0027993 Register's Office for Davidson County Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734, and Instrument No. 20200221-0019707, said Register's Office, which Plan shows setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200102-0000225, amended in Instrument No. 20200108-0002734, and Instrument No. 20200221-0019707, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenant for Detached Structure of record in Instrument No 20200617-0063071, and Instrument No. 20200630-0070596, said Register's Office, and Charter of Homes at 4307 Dakota Avenue HOA, Inc. of record in Instrument No. 20230412-0026849, said Register's Office.

This is improved property, known as 4307 Dakota Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2025.

Rebecca Smith

Rebecca Smith

State of Tennessee

County of Davidson

On this 24th day of April, 2025, before me the undersigned authority, personally appeared Rebecca Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Margaret H Taylor
Notary

Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000 00.

Affiant

Sworn and subscribed before me this 2 day of May, 2025

Notary

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/19/28