Karen Johnson Davidson County
Batch# 1280904 DEEDWARR
06/03/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250603-0043618

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $290,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 3rd day of June, 2025.

Notary Public
My commission expires: 9-21-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacquelyn Amy Smith 314 Westfield Dr. Nashville, TN 37221	Liberty Federal Credit Union 1200 Forest Bridge Rd Lousiville, KY 40223	128-13-0A 314.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID J. CATER AND JENNIFER MITCHELL N/K/A JENNIFER CATER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JACQUELYN AMY SMITH, UNMARRIED,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 314 on the Plan of Westfield Condominium (formerly The Hamlet) of record in Book 6250, Page 590, revised in Book 6250, Page 748 and amended in Book 6831, Page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to David J. Cater and Jennifer Mitchell, by deed dated 11/14/2012, from Josh Smith and wife, Denise Smith, of record in Instrument No. 20121115-0105538, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 314 Westfield Dr., 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of June, 2025.

Jennifer Mitchell a/k/a Jennifer Cater

David J. Cater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

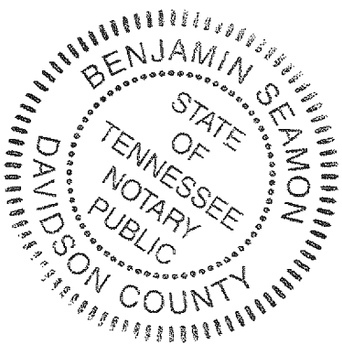
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Mitchell N/K/A Jennifer Cater and David J. Cater, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2025.

My commission expires:

9-7-26

Notary Public



VERSION: January 2019

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 06/03/2025.

Affiant Signature

06/03/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/03/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

