Karen Johnson
Batch # 1288092
06/20/2025 11 27 01 AM
Fees $13 00 Taxes $1,517 00
Davidson County
DEEDWARR
2 pgs
20250620-0048466

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To.	Map-Parcel No..
Kari D Smith 1900 Richard Jones Rd V3 Nashville, TN 37215	Kari D. Smith 1900 Richard Jones Rd V3 Nashville, TN 37215	117-15-0A-031 00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth J. Roth, Trustee of the Elizabeth J. Roth Revocable Trust, created August 1, 2024** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kari D. Smith**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1900 Richard Jones Road, V3, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

A certain condominium apartment in Davidson County, Tennessee, being Unit No. TH-H-3 on the plan of Green Hill Terrance Condominium Apartments, of record in Book 5200, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth Joslin Roth, a married woman by Warranty Deed from Leslie B Howd, unmarried of record in Instrument No 20210915-0123999 Register's Office for Davidson County, Tennessee, dated September 08, 2021 and recorded on September 15, 2021

Being the same property conveyed to Elizabeth J. Roth, Trustee of The Elizabeth J. Roth Revocable Trust, created August 1, 2024 by Quitclaim Deed from Elizabeth Joslin Roth, a single woman of record in Instrument No. 20240806-0059940 Register's Office for Davidson County, Tennessee, dated August 01, 2024 and recorded on August 06, 2024.

This is improved property known as 1900 Richard Jones Road, V3, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 18th day of June, 2025.

Elizabeth J. Roth, Trustee of the Elizabeth J. Roth Revocable Trust, created August 1, 2024

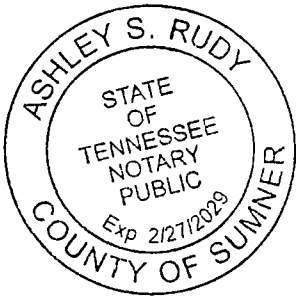
By: _____, Trustee
Elizabeth J Roth, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared Elizabeth J Roth, Trustee of Elizabeth J Roth, Trustee of the Elizabeth J Roth Revocable Trust, created August 1, 2024 dated August 1, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 18th day of June, 2025.

_____
Notary Signature
My commission expires 2/27/2029



AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
AFFIANT

Sworn to and subscribed before me this 18 day of June, 2025

_____
Notary Public
My commission expires. 1-30-2028

