Karen Johnson Davidson County
Batch# 1291422 DEEDWARR
06/27/2025 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250627-0050934

WARRANTY DEED

File No. CTO-2025-836

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of June, 2025

Emilee Barrett
Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Lawson Smith	New Owner	
1B Belle Forrest Avenue		072-14-4G-001.00-CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **DAVID CARBONELL AND CHATHAM MCTINDAL, HUSBAND AND WIFE,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **ROGER LAWSON SMITH, AN UNMARRIED MAN** , hereinafter called the Grantees, their heirs and assigns, forever, that 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. B on the Plan of 1 Belle Forest, a Horizontal Property Regime (with Private Elements), as Exhibit "B", to and established by Master Deed and Bylaws of record in Plat Instrument No. 20150812-0080694, 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 the same property conveyed to David Carbonell and Chatham McTindal, Husband and Wife by Warranty Deed from Cameron Grisham and Laura Grisham, husband and wife of record in Instrument No. 20220105-0001605 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on January 05, 2022.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is improved___ unimproved____ property and believed to be known as: 1B Belle Forrest Avenue, Nashville, TN 37206 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns forever; and we do covenant with 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.

Effective the 24th day of June, 2025.

David Carbonell

Chatham McTindal

STATE OF North Carolina

COUNTY OF Cabarrus

Before me, the undersigned Notary Public, personally appeared David Carbonell and Chatham McTindal, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 26, 2025.

KARLA CHAVEZ NOTARY PUBLIC MECKLENBURG COUNTY, NC

Karla Chavez

Notary Public

My Commission Expires: 02/22/2028

Certificate of Authenticity

I, Alli Pinkston, do hereby make oath that I am a licensed attorney and/or 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 **June 26, 2025**.

Date

Alli P

Affiant Signature

6/27/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County