Karen Johnson Davidson County
Batch# 1292390 DEEDWARR
07/01/2025 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.13
20250701-0051855

ADDRESS NEW OWNER AS:
Felicia Marie Smith
1609 Cleves St.
Old Hickory, TN 37138

SEND TAX BILLS TO:
CMG Mortage, Inc.
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 053-03-0C-001.00-CO

THIS DEED OF CONVEYANCE, executed and delivered by **Georgina White** and wife, **Brandon Greer**, hereinafter called the Grantors, to **Felicia Marie Smith**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$544,900.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Unit A, a Private Element, of 1609 Cleves Street, a Horizontal Property Regime established pursuant to T.C.A. \'a766-27-101, et. seq. by Master Deed of record in Instrument No. 20200904-0101091, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of record in Instrument No. 20201016-0120507 in said Register's Office, to which Master Deed and First Amendment reference is hereby made for a more particular description, said Unit being as depicted and described on the Plat and Plans being Exhibit C to said First Amendment, as same may have been or be supplemented or amended from time to time, to which Master Deed, First Amendment, and their Exhibits, and any supplements or amendments thereto reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to Common Elements and Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Permitted Exceptions: **The above-described property is subject to the following:**

1) **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed for 1609 Cleves Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200904-0101091, as amended First Amendment to Master Deed of record in Instrument No. 20201016-0120507, Register's Office for Davidson County, Tennessee**
2) **Easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Revised Plan of Section E Village of Old Hickory, of record in Plat Book 1424, Page 132, said Register's Office.**
3) **Provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101 to 123 (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.**

Being the same property conveyed to Georgina White and Brandon Greer, both unmarried as tenants in common with rights of survivorship, by Warranty Deed from APG Rentals, LLC, a Missouri Limited Liability Company of record in Instrument No. 20201209-0143845

Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 09, 2020.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantors further covenant with the Grantee, heirs or assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set signatures on the dates indicated in the notary acknowledgements below.

GEORGINA WHITE

BRANDON GREER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Georgina White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 4th day of June, 2025.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Greer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 4th day of June, 2025.

My Commission Expires:_____

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$544,900.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 27th day of June, 2025.

NOTARY PUBLIC/Register

My Commission Expires:

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 6. 2025.

Affiant Signature

1st day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028