WARRANTY DEED

Karen Johnson
Batch # 1305003
08/01/2025 11 23 59 AM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20250801-0061123

File #25-TC-0422-C

(SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Prepared by
Record and Return To:

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2025

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Richard Brett Smith and Paulina Magdalena Smith	**NEW OWNER**	
(NAME)	(NAME)	**135 16 0B 011.00**
422 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIFER CRIM, UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RICHARD BRETT SMITH, AND PAULINA MAGDALENA SMITH, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 11 on the plan of HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT WOODRIDGE AT NASHBORO VILLAGE NASHBORO VILLAGE - TRACT 11, of record in Instrument No 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Jennifer Crim, unmarried, by Warranty Deed from Margaret H Mahery, a married woman, of record in Instrument No 20210618-0082815, in the Register's Office of Davidson County, Tennessee, dated June 15, 2021, and recorded on June 18, 2021

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT WOODRIDGE AT NASHBORO VILLAGE NASHBORO VILLAGE - TRACT 11, as recorded in Instrument No 20021120-0143949
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FLINTLOCK COURT, as recorded in Plat Book 4660, Page 74
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20021104-0134724, amendment recorded in Instrument No 20030610-0080281, Instrument No 20050520-0056888
* Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 4827, Page 14, as Supplemental recorded in Book 5469, Page 840, and Book 7751, Page 907
* Covenants, Conditions and Restrictions as set forth in Design Standards for Nashboro Village Tract 11 recorded in Instrument No 20020507-0056331
* Easement recorded in Book 4821, Page 105, Book 4821, Page 111, Book 10110, Page 854
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20020820-0100403
* Charter for Woodridge at Nashboro Village Homeowners Association Recorded as Instrument No 20021106-0136458
* Bylaws for Woodridge at Nashboro Village Homeowners Association Recorded as Instrument No 20021106-0136459.
* Common Open Space Deed recorded as Instrument No 2021120-0144369
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***JOHN BISHOP*** *as Attorney-in-Fact for* ***JENNIFER CRIM****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20250801-0061122 *, Register's Office for* ***Davidson*** *County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as **422 Flintlock Court, Nashville, TN 37217**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 29th day of July, 2025.

Jennifer Crim by [signature], attorney in Fact

Jennifer Crim by John Bishop, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JENNIFER CRIM**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JENNIFER CRIM**

Witness my hand and official seal this **29th** day of **July, 2025**

[signature]
Notary Signature
My Commission Expires _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029