THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651383** Karen Johnson Davidson County Batch # 1305733 **DEEDWARR** 08/04/2025 10 22 21 AM 2 pgs Fees $13 00 Taxes $2,219 63 20250804-0061454	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $599,900.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2025 Notary Public My Commission Expires: ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
John Raymond Smestad, Jr. and Heather Barber 2017 Hawks Nest Drive Hermitage TN 37076	New Owner	Tax Parcel ID No 098 06 0A 169 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Walls, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Raymond Smestad, Jr. and Heather Barber, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 153, on the Plan of PHASE TWO, SECTION A, BRIDGEWATER, of record in Plat Instrument 20061207-0151485, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer L Walls, a single woman, by Warranty Deed from Michelle Dianne Pardue, unmarried, of record in Instrument No. 20160211-0013412, in the Register's Office of Davidson County, Tennessee, February 11, 2016, and recorded on February 11, 2016

Robert Brown joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Jennifer L. Walls.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION A, BRIDGEWATER, as recorded in Instrument No. 20061207-0151485

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20051024-0128043 and as supplemented in Instrument No. 20071023-0125250 and amendment to the Bylaws recorded in Instrument No 20190122-0006133

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050222-0019150

Charter for Bridgewater Master Association recorded as Instrument No 20060223-0021110.

This is improved property located at 2017 Hawks Nest Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2025

Jennifer L. Walls

Robert Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer L. Walls and Robert Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026