Karen Johnson Davidson County
Batch# 1483524 DEEDWARR
10/13/2026 12:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,094.83
20261013-0094032

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/20/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 04-20-2028

B-FC-26-131

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Susan Antoinette Smith	Same as New Owner	
(NAME)	(NAME)	034-07-0A-143.00-CO
131 Harbor Village Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MELISSA K. STENBERG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN ANTOINETTE SMITH, UNMARRIED,** 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as Follows:

Being Lot No. 122, on the Plan of Harbor Village, Section IV as shown by plat of record in Plat Book 6900, page 37, Book 6250, Page 626 and Instrument No. 20030611-0080857 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Melissa K. Stenberg by Warranty Deed from Newmark Homes, L.P of record in Instrument No. 20031126-0172117 Register's Office for Davidson County, Tennessee, dated November 26, 2003 and recorded on November 26, 2003 and Re- Recorded Warranty Deed recorded on December 12, 2003 and Instrument No. in 20031212-0178478 and Deed of Correction is recorded on February 06, 2004 and Instrument No. in 20040206-0014643 .

This conveyance is subject to:
• Taxes for the year 2026, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030611-0080857 amended in Instrument Number 20030723-0102986 and Instrument No. 20050120-0007505, Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 66446, page 543, Book 10672, page 743 and Instrument No. 20170808-0081338 and Instrument No. 20170918-0095380 and Affidavit Instrument No. 20171219-0129364 and Instrument No. 20230628-0049368, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter for Harbor Village HOA of record in Instrument Number 20030611-0080884, in the Register's Office for Davidson County, Tennessee.

- By-Laws of record in Instrument Number 20070205-0014894, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement in favor of the Metropolitan Government of Nashville and Davidson County, of record in Instrument Number 20021105-0135703 and Instrument Number 20021121-0144783, in the Register's Office for Davidson County, Tennessee.
- Sewer and Storm Drainage easements in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 5589, Page 827, Book 5589, Page 831, Book 6861, Page 948, Book 7026, Page 914, Book 7026, page 916 and Book 7121, page 202, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Final Order in favor of the Hendersonville Utility District, of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.
- Grant Easement in favor of Comcast of Nashville I, LLC, of record in Instrument Number 20110930-0075699, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **131 Harbor Village Drive, Madison, Tennessee 37115.**

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 9th DAY OF OCTOBER, 2026.

Melissa K. Stenberg

Melissa K. Stenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA K. STENBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2026.

Cory Schuyler
Notary Public
My Commission Expires: 2.2.2030
(SEAL)

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 10/09/2026.

Affiant Signature October 13, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 13th day of October, 2026.