Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

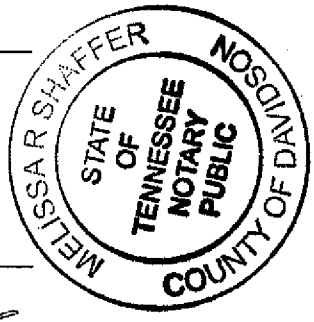
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May, 2024.

Notary Public
My Commission Expires: 5-9-26



Karen Johnson Davidson County
Batch# 1131126 DEEDWARR
05/06/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240506-0032854

File No.: 2024-871

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joshua M. Smith and Katelin Alana Davis	New Owner	
1009 Spain Ave. Nashville, TN 37216		072-09-0-127.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Evan Sieling, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joshua M. Smith, and Katelin Alana Davis, a married couple

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot 7, as shown on the map entitled Map of Bush Spain's Subdivision of part of the Zack Stull Lands, of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50.0 feet on the northerly side of Spain Avenue and runs back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to Evan Sieling, an unmarried resident of the State of Tennessee by General Warranty Deed from EAC Holdings, LLC a Tennessee limited liability company of record in Instrument No. 20210830-0116343 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 30, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 1009 Spain Avenue, Nashville, TN 37216, 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.

Witness my hands this 3rd day of May, 2024.

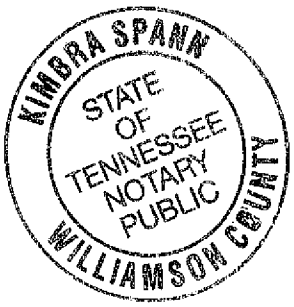
Evan Sieling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of May, 2024, before me personally appeared Evan Sieling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

Notary Signature
My commission expires: 1/17/2027



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.3.24 .

Affiant Signature

5.3.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of May, 2024.

Notary Signature

My Commission Expires: 5.9.26

