Name and Address of New Owner:
Jonathan C. Smith and Mercy L. Smith, Trustees of
The JM Smith Family Trust dated July 6, 2016

Send Tax Bills To:
NBKC Bank
8320 Ward Parkway
Kansas City, MO 64114

Karen Johnson Davidson County
Batch# 1242022 DEEDWARR
02/27/2025 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250227-0014875

This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 091-15-0E-027-00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 26 day of February, 2025.

Notary Signature
My commission expires: 1-22, 2029

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arrived TN Original, LLC, a Tennessee Limited Liability Company, who erroneously took title as a Delaware Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan C. Smith and Mercy L. Smith,**

Trustees of The JM Smith Family Trust dated July 6, 2016, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 27, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Arrived TN Original, LLC, a Delaware Limited Liability Company by Deed dated April 18, 2022 from Joshua Schwimer, a married man and Courtney Schwimer, a married woman, recorded April 27, 2022, in Instrument Number 20220427-0048697, in the Official Records of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
>
> Any governmental zoning and subdivision ordinances or regulations in effect thereon.
>
> All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.
>
> The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of February, 2025.

Arrived TN Original, LLC, a Tennessee Limited Liability Company, by it's manger, Arrived Holdings Inc.

By: _____
Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

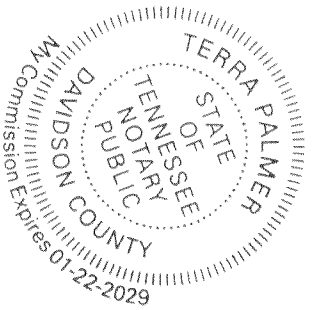
Before me, Terra Palmer of the state and county mentioned, personally appeared Steve Berneman, Authorized Signatory of Arrived TN Original, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Arrived TN Original, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Berneman, Authorized Signatory of Arrived TN Original, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, TN, this 26 day of February, 2025.

_____
Notary Signature

Printed Name: Terra Palmer

My commission expires: 1-22-2029



True Copy Certification

I, **Tammy Carney,** 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 this the 26 day of February, 2025.

Affiant Signature

Date 2-27-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

