THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149812** Karen Johnson Davidson County Batch# 1243171 DEEDWARR 03/05/2025 02:05:30 PM 3 pgs Fees: $18.00 Taxes: $2,255.15 20250305-0016670	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $609,500.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2025. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Dylan M. Allen and Pisey Som 1500 Bell Road, #913 Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0-038.00

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, **Geoffrey Smith and Cristina Smith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dylan M. Allen and Pisey Som, a married couple**, ("Grantee"), his 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. 113 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to GEOFFREY SMITH AND CRISTINA SMITH, HUSBAND AND WIFE, by deed from JOSEPH B. GRAY AND SARAH T. GRAY, HUSBAND AND WIFE, of record in Instrument No. 20180412-0034477, dated April 10, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 161-06-0-038.00.

Matters shown on the Plan of record in Book 4175, page 10, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 4225, page 778, said Register's Office.
Easement(s) set forth in Order of Possession of record as Instrument Nos. 20130419-0039360, and 20130419-0039368, said Register's Office.

This is improved property located at 5124 Ashley Drive Nashville TN 37211

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 3rd day of March, 2025.

Geoffrey Smith

Cristina Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey Smith and Cristina Smith, 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 3rd day of March, 2025.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 3 day of March, 2025.

Affiant Signature
Date 3-3-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028