THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1246231 DEEDWARR
03/14/2025 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,264.40
20250314-0018878

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Justin Whittaker and Jodi Whittaker 605 Kendall Dr. Nashville, TN 37209	same as new owner	103-06-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRADLEY D. SMITH AND ERIN G. SMITH, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **DAVID JUSTIN WHITTAKER AND JODI M. WHITTAKER, HUSBAND AND WIFE** ("Grantees" herein), their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 12th day of March, 2025.

BRADLEY D. SMITH

ERIN G. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **BRADLEY D. SMITH AND ERIN G. SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 12th day of March, 2025.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$612,000.00**

Sworn to and subscribed before me this 12th day of March, 2025.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 69, as shown on the map entitled Brookside Courts Addition No. 2, of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH all-Easement rights contained in the Deed of Easement, of record in Book 5189, Page 79, Register's Office for said County.

Being the same property conveyed to BRADLEY M. SMITH AND WIFE, ERIN G. SMITH, by deed from BRIDGET M. GRAF, A SINGLE PERSON, of record as Instrument No. 20100430-0032940, dated February 2, 2010, said Register's Office.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 3/12/25 (date of document).

Affiant Signature

3/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.