Name and Address of New Owner:
Ariel Tayun Perez
5314 Old Hickory Boulevard
Nashville, Tennessee 37218

Karen Johnson Davidson County
Batch# 1248976 DEEDWARR
03/21/2025 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,379.58
20250321-0021144

Send Tax Bills To:
Ariel Tayun Perez
5314 Old Hickory Boulevard
Nashville TN 37218

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 057 00 0 142.00

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, **Barbara Smolenski**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ariel D. Tayun Perez, unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the Thirteenth Civil District of Davidson County, Tennessee, as shown on Davidson County Tax Map 57, part of Parcel 27 and being more particularly described as follows according to a survey by Caldwell Engineering and Surveying, Job No. 02-14, Charles DeWayne Caldwell, Tennessee RLS No. 614, dated June 11, 2002:

Beginning at an iron pin in the Easterly right of way of Old Hickory Boulevard and being the Northwest corner of the Hutson property as of record in Book 3944, Page 338, R.O.D.C., Tennessee, and being the Southwest corner of the herein described tract, thence with right of way of Old Hickory Boulevard, North 16 degrees 20 minutes 00 seconds East 8.13 feet to an iron pin; thence with a curve to the East, having a radius of 2840.10 feet, a central angle of 3 degrees 24 minutes 08 seconds, and a chord of 168.63 feet, bearing North 18 degrees 42 minutes 57 seconds East; thence along said curve a distance of 168.85 feet to an iron pin being the Southwest corner of Lewis as of record in Instrument No. 20000710-0068305, R.O.D.C., Tennessee; thence with Lewis South 80 degrees 00 minutes 00 seconds East 586.11 feet to an iron pin at a cedar tree; thence North 84 degrees 56 minutes 26 seconds East 154.22 feet to an iron pin; thence North 61 degrees 29 minutes 39 seconds East 554.52 feet to an iron pin in the boundary of Hutson as of record in Book 3914, Page 338, R.O.D.C., Tennessee; thence with Hutson South 2 degrees 18 minutes 21 seconds West 350.67 feet to an iron pin in the Northerly boundary

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of Phillips as of record in Book 9099, Page 373, R.O.D.C., Tennessee; thence with Phillips South 79 degrees 09 minutes 25 seconds West 327.62 feet to a fence post in the Westerly boundary of Hutson; thence with Hutson North 0 degrees 16 minutes 23 seconds East 46.69 feet to an iron pin; thence South 87 degrees 08 minutes 57 seconds West 282.13 feet to an iron pin; thence South 87 degrees 12 minutes 00 seconds West 292.19 feet to an iron pin; thence North 74 degrees 37 minutes 00 seconds West 332.87 feet to an iron pin; thence South 25 degrees 01 minutes 00 seconds West 43.28 feet to an iron pin; thence North 88 degrees 44 minutes 00 seconds West 26.00 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Barbara Church Smolenski, a married woman, by Warranty Deed from Charles Lamar Grider, unmarried, of record in Instrument No. 20211028-0145188, in the Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 28, 2021.

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 7th day of March, 2025.

Barbara Smolenski (SEAL)
Barbara Smolenski

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ York

On this 7th day of March, 2025, before me personally appeared Barbara Smolenski, 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 7th day of March, 2025.

Notary Signature Ian J. White
My commission expires: 10-25-2029

IAN J. WHITE
Notary Public, State of South Carolina
My Commission Expires 10/26/2029

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 $372,860.00, 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 7th day of March, 2025.

Notary Signature
My commission expires: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-7-2025 (date of document).

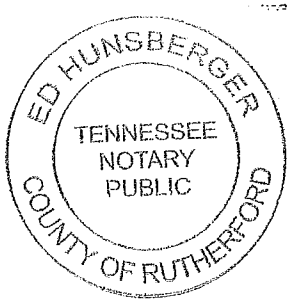
Affiant Signature

3-17-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of March, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26