RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER
Joy M. Smelser
108 Matthew Lane
Nashville, TN 37215

SEND TAX BILLS TO
New owner

MAP/PARCEL
117070D018.00CO

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, **LYNN BEARD, AKA YVETTE LYNN BEARD, TRUSTEE OF THE YLB REVOCABLE TRUST, U/A/D MARCH 5, 2021** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JOY M. SMELSER, UMARRIED** ("Grantee" herein), her successors and assigns, all of Grantor's 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 GRANTOR does further covenant and bind herself, her assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Karen Johnson Davidson County
Batch # 1254697 DEEDWARR
04/01/2025 10 01 18 AM 3 pgs
Fees $18 00 Taxes $1,287 60

20250401-0024494

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 31st day of March, 2025.

LYNN BEARD, AKA YVETTE LYNN BEARD,
TRUSTEE OF THE YLB REVOCABLE TRUST,
U/A/D MARCH 5, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **LYNN BEARD, AKA YVETTE LYNN BEARD, TRUSTEE OF THE YLB REVOCABLE TRUST, U/A/D MARCH 5, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of March, 2025.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$348,000.00**

Sworn to and subscribed before me this 31st day of March, 2025.

Notary Public

My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/12/2026

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 18 on the plan of Amended Condominium Site Plan Park Green of record in Plat Book 6250, page 253, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Park Green Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 6247, page 872, amended in Book 6453, page 717, Book 8430, page 364, said Register's Office.

Being the same property conveyed to YVETTE BEARD, by deed from CELIA M. DILLON, of record in Instrument No. 20161205-0127267, dated December 2, 2016, said Register's Office.

Further being the same property conveyed to LYNN BEARD, AS TRUSTEE OF THE YLB REVOCABLE TRUST, DTD. MARCH 5, 2021, by quitclaim deed from YVETTE BEARD, of record in Instrument No. 20210621-0083060, dated March 5, 2021, said Register's Office.