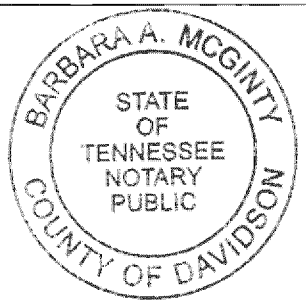


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,080,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of APRIL, 2025.

Notary Public

My commission expires: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALISON SMITH AND JEREMY SMITH	**NEW OWNER**	105-02-0U-002.00 CO
939 Southside Place		
Nashville, TN 37203		

Karen Johnson Davidson County
Batch# 1258469 DEEDWARR
04/14/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20250414-0027987

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DAVID R. BYRNES, MARRIED MAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALISON SMITH AND JEREMY SMITH, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 937 Southside Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160707-0069440 and amendment in Instrument No. 20180518-0047894, and being shown on Plat attached thereto as Exhibit "B", 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 DAVID R. BYRNES, MARRIED MAN, by Warranty Deed from BRIAN KEATING RENDON, A MARRIED MAN, of record as Instrument No. 20230530-0040724, dated May 23, 2023, and recorded on May 30, 2023, said Register's Office.

GRANTOR HEREIN CERTIFIES THAT THE PROPERTY BEING HEREIN CONVEYED HAS NEVER BEEN THE PRIMARY RESIDENCE OF GRANTOR OR HIS SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 939 Southside Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of APRIL, 2025.

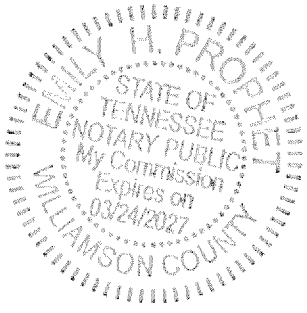
DAVID R. BYRNES

State of TN)\
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAVID R. BYRNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 3-24-2027



Certificate of Authenticity

I, Barbara McGinty, 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 4-11-2025 (date of document).

Affiant Signature

Date 4-11-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER