This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-5334-TM

Karen Johnson Davidson County
Batch# 1260592 DEEDWARR
04/16/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,778.96
20250416-0029134

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $480,800.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2025.

Notary Public
My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gage Smythe and Sarah Hagood 4941 Buena Vista Pike Nashville, TN 37218	First Bank 722 Columbia Ave. Franklin, TN 37064	059 00 0 039.02

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Laura Presnell, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Gage Smythe and Sarah Hagood, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete highway monument at the intersection of the South margin of Briley Parkway and the West margin of Buena Vista Pike near the Northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682. Starting with said concrete highway monument, thence S 24 degrees 17 minutes 19 seconds E 432.25 ft. to an iron rod (new) in the West margin of Buena Vista Pike, the Southeast corner of Lot 1 and the Northeast corner of Parcel 39.03 belonging to Katherine Perry, recorded as Instrument No. 200002250018626 and the Point of Beginning of Lot 1 and proceeding: 1) with the North line of Perry S 69 degrees 32 minutes 25 seconds W 235.20 ft. to an iron rod (old) located 24.13 ft. Northwest of a fence corner and in the Northeast line of Lot 3; thence; 2) with the Northeast line of Lot 3 N 23 degrees 30 minutes 00 seconds W 100.21 ft. to an iron rod (new) the Southwest corner of Lot 2, thence; 3) with the South line of Lot 2 N 69 degrees 47 minutes 17 seconds E 240.51 ft. to an iron rod (new) set in the West margin of Buena Vista Pike; thence; 4) with said Pike a curve to the right having an arch length of 99.03 ft., a radius of 3426.47 ft., a central angle of 01 degree 39 minutes 21 seconds and a chord bearing and distance of S 20 degrees 27 minutes 48 seconds E 99.03 ft. to the Point of Beginning.

Being the same property conveyed to Laura Presnell, a single woman, by Quitclaim Deed from Clayton J. Curtis, unmarried man, of record in Instrument No. 20240111-0002533, in the Register's Office of Davidson County, Tennessee, dated January 05, 2024, and recorded on January 11, 2024.

Being the same property conveyed to Clayton J. Curtis, unmarried man and Laura Presnell, unmarried woman, tenants in common with right of survivorship, by Quitclaim Deed from Clayton J. Curtis, unmarried, of record in Instrument No. 20211123-0155566, in the Register's Office of Davidson County, Tennessee, dated November 17, 2021, and recorded on November 23, 2021.

Being the same property conveyed to Clayton J. Curtis, unmarried, by Warranty Deed from Jerry W. Drake, Trustee or Sherry G. Drake, Trustee of The Jerry W. and Sherry G. Drake Revocable Trust, u/t/a/ dated November 6, 2007, of record in Instrument No. 20130301-0020918, in the Register's Office of Davidson County, Tennessee, dated February 26, 2013, and recorded on March 01, 2013.

This id improved property located at: **4941 Buena Vista Pike, Nashville, TN 37218**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 16th day of April, 2025.

GRANTOR:

Laura Presnell

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Presnell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2025.

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504160029134

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 4/16/25 *(date of document)*.

Custodian's Signature

date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 16th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON