Karen Johnson Davidson County
Batch# 1265937 DEEDWARRSP
04/30/2025 10:26:30 AM 6 pgs
Fees: $33.00 Taxes: $1,572.50
20250430-0033271

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ZACHARY SETH SMITH, SINGLE AND DANIEL MARK NOLAN, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	ZACHARY SETH SMITH, SINGLE AND DANIEL MARK NOLAN, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	034070B012.00
2536 VAL MARIE DRIVE	2536 VAL MARIE DRIVE	
MADISON, TN 37115	MADISON, TN 37115	

This Deed executed this 25th day of April 2025, for and in consideration of **Four Hundred Twenty-Five Thousand and 00/100 Dollars ($425,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ZACHARY SETH SMITH, SINGLE AND DANIEL MARK NOLAN, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY from PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC by Deed dated 07/18/2022, and recorded on 08/12/2022, as Instrument No., 20220812-0091940, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: **2536 VAL MARIE DRIVE, MADISON, TN 37115.**
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 25 day of April, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Alyson Cimino

Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 25th day of April, 2025, by Alyson Cimino, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LLC, A DELAWARE LIMITED LIABILITY COMPANY** the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____

Notary Public
My Commission Expires: 09-23-28

CARMEN DAVIS
Notary Public, State of Texas
Comm. Expires 09-23-2028
Notary ID: 132665276

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 425000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Pagaya Smartresi F1 Fund Property Owner IV LLC, a Delaware limited liability company
By: Alyson Cimino, Authorized Signatory

Subscribed and sworn to before me this the 25th day of April, 2025

Notary Public
My commission expires: 09-23-28
SEAL

CARMEN DAVIS
Notary Public, State of Texas
Comm. Expires 09-23-2028
Notary ID: 132665276

Name and address for person(s) responsible for taxes:
ZACHARY SETH SMITH AND DANIEL MARK NOLAN
2536 VAL MARIE DRIVE
MADISON, TN 37115

Name and Address of property owner:
ZACHARY SETH SMITH AND DANIEL MARK NOLAN
2536 VAL MARIE DRIVE
MADISON, TN 37115

Exhibit "A"
Legal Description

LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT: BEING LOT NUMBER 12 ON THE PLAN OF CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS AND THAT COMMON AREAAS DESIGNATED AS "OPEN SPACES" ON THE PLAN OF HARBOR VILLAGE, PHASE IV, REVISION I, AS FILED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20030723-0102986 OF RECORD AS INSTRUMENT NUMBER 20071221-0146647 AND INSTRUMENT NUMBER 20080117-0005451, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, AND BEING FURTHER DESCRIBED IN THE MASTER DEED AND BYLAWS FOR ENCLAVE AT TWIN HILLS VILLAS, A HORIZONTAL PROPERTY REGIME (WITH PRIVATE ELEMENTS) BEING FILED OF RECORD WITH THE REGISTER OF DEED OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20080821-0066071, AMENDED AT INSTRUMENT NO. 20151112-0115172.

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on April 25, 2025 (date of document).

Affiant Signature

April 30, 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of April, 2025.

Notary Signature

My Commission Expires:

NOTARY SEAL:

