This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 2 day of May, 2025.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1267613 DEEDWARR
05/02/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250502-0034048

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jackson Lee Smith and Jaclyn Maria Poulis 2416 Chapel Ave A Nashville, TN 37206	Morgan Stanley Private Bank, National Association 4270 Ivy Pointe Blvd, 4th Floor Cincinnati, OH 45245	072-14-0G 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHALYN MARIE VANDERBLOEMEN, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACKSON LEE SMITH AND JACLYN MARIA POULIS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, of Cottages at 2416 Chapel Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140219-0014314, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shalyn Marie Vanderbloemen, a single woman, by deed dated 12/08/2020, from Sean T. Sly, unmarried, of record in Instrument No. 20201209-0143611, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2416A Chapel Ave, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SMV by JWA-F

Witness my hand this the 1st day of May, 2025.

Shalyn Marie Vanderbloemen by Jenny West Attorney in Fact
Shalyn Marie Vanderbloemen by Jenny West as Attorney-in-Fact

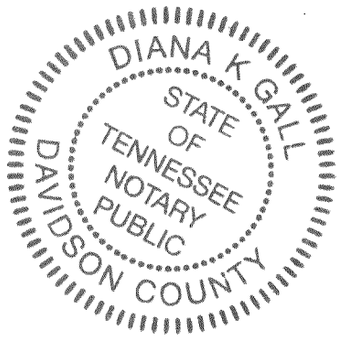
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shalyn Marie Vanderbloemen by Specific POWER OF ATTORNEY dated 04/15/2025, and who acknowledged that he executed the same as the free act and deed of Shalyn Marie Vanderbloemen.

Witness my hand and official seal this 1st day of May, 2025.

My commission expires: 9-6-26

Notary Public



True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of May, 2025.

Affiant Signature
Date 5-1-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028