BOX 10-A

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Reed Sircy	New owner	
(NAME)	(NAME)	161-05-0B-011 00-CO
705 Brent Glen Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KEVIN GENE SMITH AND EMILY KATE SMITH A/K/A EMILY PAINTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REED SIRCY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section Revision, Brentwood Glen, according to survey and plat of same appearing of record in Plat Book 8250, Page 420, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Gene Smith, an unmarried man, and Emily Painter, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Majid Rahim, unmarried, of record in Instrument No. 20220629-0075259 Register's Office for Davidson County, Tennessee, dated June 17, 2022. Kevin Gene Smith and Emily Painter have since married; Emily Painter now goes by Emily Kate Smith.

The New Owner is assuming the mortgage recorded in Instrument No. 20220629-0075260, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 705 Brent Glen Place, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1288353 DEEDWARR
06/23/2025 09 27 18 AM 2 pgs
Fees $13 00 Taxes $2,012 80

20250623-0048800

DP2025-840

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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 13th day of June, 2025

Kevin Smith

KEVIN GENE SMITH

Emily Smith a/k/a Emily Painter

EMILY KATE SMITH A/K/A EMILY PAINTER

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Gene Smith and Emily Kate Smith A/K/A Emily Painter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2025.

Commission expires: 10/14/25

Julie Barnes
Notary Public

JULIE BARNES
Notary Public
State of Nevada
Appt. No. 18-1153-1
My Appt. Expires Oct. 14, 2025

DP2025-840