This Instrument Prepared By:
Access Title & Escrow, Inc
111 South Anderson Street
Tullahoma, TN 37388

Karen Johnson Davidson County
Batch# 1293747 DEEDWARR
07/03/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20250703-0052758

Send Tax Bills to Property Owner:
Jeffrey J Smits & Heather Thompson Smits
717 Lakeshore Pointe
Old Hickory, TN 37138

WARRANTY DEED

Map & Parcel No:054-09-0A-002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MICHAEL L. DUFFER, UNMARRIED MAN**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JEFFREY J SMITS AND HEATHER THOMPSON SMITS, TRUSTEES OF THE HEATHER AND JEFFREY SMITS REVOCABLE TRUST DATED FEBRUARY 26, 2025,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of Lakemeade Phase II, of record in Instrument No. 20040903-0106917, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Subject to Easement within Deed recorded in Book 1217, page 674; to Easement recorded in Book 5649, page 464; to Sewer Easement recorded in Book 5793, page 965; to Agreement for Dedication of Easement recorded in Book 7346, page 967; to Charter for Homes at Lakeshore Pointe Condominiums Homeowners' Association, Inc. recorded in Book 11053, page 747; to Charter for Homes at Lake Shore Pointe Homeowner's Association recorded in Book 435, page 1434; to Declaration of covenants, conditions, easements and restrictions of record in Book 11053, page 690 and Instrument No. 20121005-0091619; to Declaration of covenants, conditions, easements, Master Deed, by-laws and restrictions of record in Instrument No. 20040903-0106869 and Instrument No. 20240123-0004122; and Matters shown on the plat of record in Instrument No. 20040903-0106917 and corrected in Surveyor's Certificate of Correction in Instrument No. 20191030-0111344, Register's Office of Davidson County, Tennessee.

Being the same property conveyed unto MICHAEL L. DUFFER, AN UNMARRIED MAN, by deed of record in Instrument No. 20161031-0114694, said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
717 Lake Shore Pointe, Nashville, TN 37138

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's, his heirs and assigns forever, and we do covenant with the said Grantee's 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, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee's, 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 persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2025.

Michael L. Duffer

STATE OF TENNESSEE
COUNTY OF ~~COFFEE~~ Davidson

Personally appeared before me, a Notary Public in and for said county and state, the within named Michael L. Duffer the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of June, 2025.

JACKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Notary Public
My commission expires: 9/30/2028

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **$2,450,000.00**.

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Subscribed and sworn to before me this 30 day of June, 2025.

Notary Public
My commission expires:

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 09/21/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 ~~July 1~~ June 30, 2025.

July 3 2025

Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary Signature
My Commission Expires:

