Karen Johnson Davidson County
Batch# 1294475 DEEDWARR
07/08/2025 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20250708-0053401

2025-1633-TN

WARRANTY DEED

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$367,000.00.**

Affiant

Subscribed and sworn to before me this 7 day of July, 2025

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ulises Pina Avendano	New owner	150-01-0-221
2828 Creekview DR		
NASHVILLE, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Philip M. Smith and Nancy Wilson Smith, Trustees of The Smith and Wilson Smith Family Trust dated August 19, 2014**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ulises Pina Avendano, a single man, and Ulises Avendano Rios, a married man, as joint tenants with right of survivorship**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 672, on the plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip M. Smith, from Susan J. Hansen, a Single Woman, by deed on October 5, 2018, of record in Instrument Number 20181009- 0100069, Register's Office for Davidson County, Tennessee. Further conveyed to Philip M. Smith and Nancy Wilson Smith, Trustees of The Smith and Wilson Smith Family Trust dated August 19, 2014, by Quitclaim Deed from Philip M. Smith, of record in Instrument Number 20191021-0107253, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 4175, Page 157, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 4468, Page 565 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **2828 Creekview Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 7th day of July, 2025.

The Smith and Wilson Smith Family Trust dated August 19, 2014

By: _____
Nancy Wilson Smith, Trustee

By: _____
Philip M. Smith, Trustee

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy Wilson Smith and Philip M. Smith, Trustees of The Smith and Wilson Smith Family Trust dated August 19, 2014,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 7 day of July, 2025.

Elizabeth Yoder
Notary Public
My commission expires 10/28/2026

ELIZABETH YODER
Notary Public - Arizona
Maricopa County
Commission # 635299
My.Comm. Expires Oct 28, 2026

Certificate of Authenticity

I, Russell J. McCann, 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

7/7/2025.

Date

Affiant Signature

July 7, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of July, 2025

Notary's Signature

My Commission Expires: 3-20-2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

M&H File #: **25-293**