WARRANTY DEED

Karen Johnson Davidson County
Batch# 1295685 DEEDWARR
07/10/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250710-0054259

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2028

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Peyton Smith and Haley Smith	Bank of America	173 09 0A 728.00
(NAME) 4325 Barnes Cove Drive	(NAME) P.O. Box 650070	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan P. Pearson and Erin R. Pearson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Peyton Smith and Haley Smith, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, 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. 601 on the Plan of SECTION TWO OF PHASE EIGHT, LENOX VILLAGE of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan P. Pearson and Erin R. Pearson, husband and wife, by Warranty Deed from Sally Munns, married woman, of record in Instrument No. 20170811-0082645, in the Register's Office of Davidson County, Tennessee, dated August 07, 2017 and recorded on August 11, 2017.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4325 Barnes Cove Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 2nd day of July, 2025.

Jonathan P Pearson by Erin R Pearson attorney in fact

Jonathan P. Pearson by Erin R. Pearson, Attorney in Fact

Erin R Pearson

Erin R. Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2025, before me personally appeared Erin R. Pearson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Erin R. Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jonathan P. Pearson, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of a record in Instrument No. 202507100054258 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 2nd day of July, 2025.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 July 2, 2025.

Signature
July 2, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 2, 2025

Notary's Signature
My Commission Expires: 8/12/28

