Karen Johnson Davidson County
Batch# 1295889 DEEDWARR
07/11/2025 07:39:30 AM 3 pgs
Fees: $18.00 Taxes: $5,549.63
20250711-0054515

WARRANTY DEED

File No. AP-25-9780

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase and Jordan Smith Family Revocable Living Trust Agreement	Guild Mortgage Company, LLC	
(NAME)	(NAME)	
1116A Campbell Street	PO Box 1788	083 03 0F 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Springfield, OH 45501-1788	
(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, I/we, **Rosewood Builds, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chason A. Smith and Jordan N. Smith, Trustees of Chase and Jordan Smith Family Revocable Living Trust dated March 4, 2025**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A on the Plan of 1116 Campbell Street Homes, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 1116 Campbell Street Homes, a Horizontal Property Regime with Private Elements, at Instrument No. 20240729-0057043, 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 Willard Brock Oakley, unmarried by Warranty deed from Tessa A Rhodes and Irvin Bell Oten, III of record in Instrument No. 20221107-0119603 Register's Office for Davidson County, Tennessee, dated 11/3/2022 and recorded on 11/7/2022.

Being the same property conveyed to CTAFS Properties, LLC by Quitclaim deed from Willard Brock Oakley, unmarried of record in Instrument No. 20240913-0070554 Register's Office for Davidson County, Tennessee, dated 9/1/2024 and recorded on 9/13/2024. CTAFS Properties, LLC now being known as Rosewood Builds, LLC.

This is property more commonly known as 1116A Campbell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of July, 2025.

Witness my/our hand this 10th day of July, 2025.

Rosewood Builds, LLC, a Tennessee Limited Liability Company

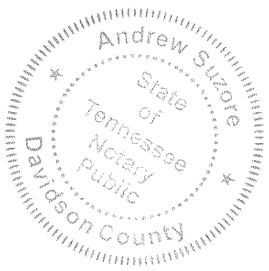
By: _____
Taylor Stewart, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Taylor Stewart, Sole Member of Rosewood Builds, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Rosewood Builds, LLC, the within named bargainor, a Limited Liability Company, and that such Taylor Stewart, Sole Member of Rosewood Builds, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 10th day of July, 2025.

_____
Notary Signature
My commission expires: May 8. 2028



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 10 day of July, 2025.

Affiant Signature
Date 7-10-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

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