Karen Johnson
Batch # 1310117
08/14/2025 11:02:27 AM
Fees: $13.00 Taxes: $2,775.00
Davidson County
DEEDWARR
2 pgs
20250814-0064782

WARRANTY DEED

prepared
WITHOUT EXAMINATION OF TITLE OR CURRENT SURVEY

For and in consideration of the sum of SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SRH, LLC**, (Russell Smith, Managing Member) has bargained and sold, and by these presents, does hereby bargain, sell, transfer and convey unto **SMITHREED, LLC**, its successors and assigns, that certain parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 46-A on the Plan of Division of Lot 46, Hillwood Estates, Section Five of record in Plat Book 3842, Page 145, in the Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the Southerly margin of Hickory Valley Road at the corner of Lots Nos. 46-A and 46-B; thence with the line between said two lots Southerly 320.8 feet to the Northerly margin of West Hillwood Drive; thence with the same North 73 degrees 00 minutes West 170.33 feet to the beginning of a curve; thence around said curve having a radius of 35 feet Northwesterly 49.28 feet to the Easterly margin of Hickory Valley Road; thence with the same Northeasterly 392.26 feet to the beginning.
>
> THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS ANY AFFECT THE PREMISES.
>
> **DEED REFERENCE:** Book 202110107-0003292 and Book 20210205-0016657, Register's Office, Davidson County, Tennessee.
>
> **Statement required by T.C.A. 66-24-121: The foregoing legal description is the same contained in the previous deed of record.**

MAP - PARCEL NUMBERS
103-13-0-011.00

TO HAVE AND TO HOLD the above-described real estate with all the appurtenances, estate, title and interest thereto belonging unto the said **SMITHREED, LLC**, its successors and assigns, in fee simple, forever.

Grantor covenants with the grantee named herein that it is lawfully seized and possessed of said real estate, that it has a good and perfect right to sell and convey the same, and that the same is unencumbered and free of liens.

THIS INSTRUMENT PREPARED BY
CONLEY & CONLEY
317 SOUTH THIRD STREET
UNION CITY, TN 38261

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate unto the said grantee named herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN TESTIMONY WHEREOF, **SRH, LLC** has caused it's signature to be affixed this 13 day of February, 2025.

SRH, LLC

Russell Smith, Managing Member

STATE OF TENNESSEE

COUNTY OF ~~OBION~~ Davidson Co.

Personally appeared before me, the undersigned Notary Public, duly commissioned and qualified in said County and State, **RUSSELL SMITH**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he is the Managing Member of **SRH, LLC**, and as such, Member, executed the foregoing **WARRANTY DEED** for the express purposes therein contained.

Given under my hand and seal of office, this 13th day of February, 2025.

Notary Public

My Commission Expires: 01/11/2026

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

SmithReed, LLC

NAME AND ADDRESS OF PROPERTY OWNER:

SmithReed, LLC, 6009 Hickory Valley Rd. Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00 which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2025.

Notary Public

My Commission Expires: 01/11/2026