Karen Johnson Davidson County
Batch# 1311499 DEEDWARR
08/19/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,305.47
20250819-0065912

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

File No. AD-25-10357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 6/20/29

(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
Kim Le Smith and Patrick Smith	Delmar Financial	
(NAME)	(NAME)	
717 Groves Park Road	1066 Executive Pkwy #100	083-07-0Y-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	St. Louis MO 63141	
(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, **Trisha Cruz, Trustee of The Trisha Cruz Living Trust dated September 18, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim Le Smith and Patrick Smith, wife and husband**, 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 B, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 311 Urban Place, a Horizontal Property Regime with private elements of record as Instrument No. 20151123-0118806, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the properly.

Being the same property conveyed to Trisha Cruz, an unmarried woman by Warranty Deed from Michael Vincent Mastrandrea and Daina Agree, husband and wife of record in Instrument No. 20211014-0138165 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 14, 2021.

Being the same property conveyed to Trisha Cruz, Trustee of The Trisha Cruz Living Trust dated September 18, 2023 by Quitclaim Deed from Trisha Cruz, an unmarried woman of record in Instrument No. 20231004-0078304 Register's Office for Davidson County, Tennessee, dated October 4, 2023 and recorded on October 4, 2023.

This is property more commonly known as 717 Groves Park Road, 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 20th 15th day of August, 2025. TC

The Trisha Cruz Living Trust dated September 18, 2023

By: _____
Trisha Cruz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th 15th day of August, 2025, before me personally appeared Trisha Cruz, Trustee of The Trisha Cruz Living Trust dated September 18, 2023, 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's (or persons') free act and deed. AS

Witness my hand, at office, this 20th 15th day of August, 2025. AS

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/15/2025 (date of document).

Affiant Signature

8/15/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of August, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL