Karen Johnson Davidson County
Batch# 1313064 DEEDWARR
08/21/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20250821-0066988

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $448,000.00.

Sheila Riley
Affiant

Subscribed and sworn to before me, this 20th day of August, 2025.

Theresa L. Smith
Notary Public

My commission expires: 9-7-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Reda Radwan Riley c/o Amelia Marr Esq	**Reda Radwan Riley c/o Amelia Marr Esq**	**160-15-0D-005.00-CO**
20 Mechanic Street	**20 Mechanic Street**	
Carmel, NY 10512	**Carmel, NY 10512**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

The Trustees of the Don & Tami Smith Trust, under agreement dated October 1, 2024

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Reda Radwan Riley, a single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5, on the plan of St. Martin Square at Seven Springs Condominiums, Phase I, established by the Master Deed of record in Instrument No. 20060310-0028319, Register's Office for Davidson County, Tennessee, to which Master Deed, reference is made for a more complete description.

Being the same property conveyed to Donald S. Smith and Tamyra Smith by Warranty Deed from Steven E. Dodson, Sr. and Carol I. Dodson, husband and wife, of record in Instrument No. 20210326-0040077 Register's Office for Davidson County, Tennessee, dated March 24, 2021, and recorded on March 26, 2021.

Being the same property conveyed to The Trustees of the Don & Tami Smith Trust, under agreement dated October 1, 2024, by Quitclaim Deed from Donald S. Smith and Tamyra Smith of record in Instrument No. 20241001-0075952 Register's Office for Davidson County, Tennessee, dated October 01,2024, and recorded on October 01, 2024.

This is improved property known as **311 Seven Springs Way #201, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 17 day of August, 2025.

Trustee
Donald S. Smith, Trustee

Tamyra Smith, Trustee
Tamyra Smith, Trustee

STATE OF m. Michigan
COUNTY OF Oakland

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald S. Smith & Tamyra Smith, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees of the he is the **Trustee of the Don & Tami Smith Trust under Agreement dated October 1, 2004,** and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand this 17 day of August, 2025.

Notary Public

My Commission Expires: 11/22/2030

EISA DAWUD ABUSIDA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 22, 2030
Acting In the County of Oakland

Lenders Title Company File No. 25-002507-524

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/17, 2025.

Affiant
Date: August 21, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of August, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

