This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,255,000.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2025.

Notary Public
My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Karen Johnson Davidson County
Batch# 1315783 DEEDWARR
08/28/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,643.50
20250828-0069067

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Soares 1831 Primrose Ave. Nashville, TN 37212	Michael Soares 1831 Primrose Ave Nashville, TN 37212	117-04-3B 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON JAMES SMITH AND COURTNEY PANNELL SMITH, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHAEL SOARES AND EMILY PRISCILLA DANIEL,HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit B of the Darlene Way, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Darlene Way of record in Instrument No. 20181130-0117008, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Darlene Way, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20181130-0117008, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Brandon James Smith and Courtney Pannell Smith, husband and wife, by Quitclaim Deed from Courtney Pannell Smith F/K/A Courtney B. Pannell and Jeffrey Pannell and wife, Elizabeth Deonne Pannell, dated 02/25/2025 and recorded 04/25/2025 in Instrument No. 20250425-0032044, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Courtney B. Pannell, unmarried and Jeffrey Pannell and wife, Elizabeth Deonne Pannell, by Warranty Deed from Tate Phillips Group, LLC, a Tennessee limited liability company, dated 11/12/2019 and recorded 11/14/2019 in Instrument No. 20191114-0117435, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1831 Primrose Ave., Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of August, 2025.

Brandon James Smith

Courtney Pannell Smith

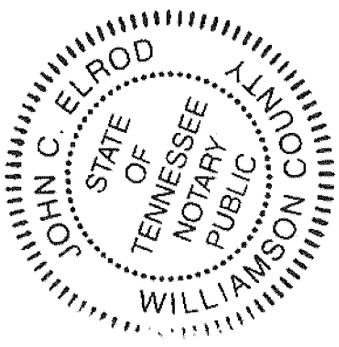
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon James Smith and Courtney Pannell Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

My commission expires:
7/17/2028

Notary Public



Certificate of Authenticity

I, Krystal Schuster, 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 **8/27/25**.

Date

Affiant Signature

8/27/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **August**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)