ADDRESS NEW OWNER AS:
Ann Kathryn Smith
409 Belle Pointe Dr
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1316632 DEEDWARR
08/29/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250829-0069469

Map/Parcel 142 10 OB 005.00

THIS DEED OF CONVEYANCE, executed and delivered by **Brian Gainous**, hereinafter called the Grantor, to **Ann Kathryn Smith**, unmarried woman, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$550,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 5 on the Plan of Belle Pointe, Phase One, a Planned Unit Development, as of record in Book 6250, pages 500 and 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

The above-described property is subject to the following:
1. easements, setback lines, notes, environmental and conservation notes and all matters shown on the Plan of Belle Pointe, Phase One, a Planned Unit Development, of record in Book 6250, Page 500 and 501, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions of Belle Pointe, a Planned Unit Development, appearing of record in Book 6689, Page 772, as amended in Book 6702, page 409, Book 6774, page 774 and Book 6862, page 292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Gainous by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee, recorded November 28, 2022 in Instrument No. 20221128-0124719, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

BRIAN GAINOUS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Gainous**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of August, 2025.

My Commission Expires: 1/24/28

Elizabeth Amick
NOTARY PUBLIC

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$550,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 28th day of August, 2025.

My Commission Expires:

Cheri N Head
NOTARY PUBLIC/Register

CHERI N. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 22, 2029

Certificate of Authenticity

I, Gary L. Dilliha, 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 to law on this 28th day of August, 2025.

Affiant Signature

8/28/25
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

