Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1317768
09/03/2025 10 29 46 AM
Fees $13 00 Taxes $31,265 00

Davidson County
DEEDWARR
2 pgs

20250903-0070211

WARRANTY DEED

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2025

Notary Public

File No PA-25-10351

MY COMMISSION EXPIRES

(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
5026 Franklin Pike Trust	New owner	
(NAME) 5026 Franklin Pike	(NAME)	146-10-0-081 00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, **Geoff Smith and Melissa Smith, Trustees of Windsong Trust U/T/A dated January 28, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5026 Franklin Pike Trust, dated August 20, 2025**, 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 Lot No. 5 on the Plan of Final Plat of Lots 5, 6 & 20, Ragland Estates, of record in Plat at Instrument No. 20130816-0086303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geoffrey W. Smith and Melissa J. Smith, husband and wife by Warranty Deed from Hazel Development, LLC, a Tennessee limited liability company of record in Instrument No. 20220124-0008494, Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on January 24, 2022.

Being the same property conveyed to Windsong Trust U/T/A Dated January 28, 2025 by Quitclaim Deed from Geoffrey W. Smith and Melissa J. Smith, husband and wife, of record in Instrument No. 20250204-0008558, Register's Office for Davidson County, Tennessee, dated January 28, 2025 and recorded on February 04, 2025.

This is property more commonly known as 5026 Franklin Pike, Nashville, TN 37220.

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 29th day of August, 2025.

Windsong Trust U/T/A dated January 28, 2025

By: _____
Geoff Smith, Trustee

By: _____
Melissa Smith, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 29th day of August, 2025, before me personally appeared Geoff Smith and Melissa Smith, Trustees of Windsong Trust U/T/A dated January 28, 2025, 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.

Witness my hand, at office, this 29th day of August, 2025.

_____
Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028