Karen Johnson Davidson County
Batch# 1319908 DEEDWARR
09/08/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250908-0071604

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2025. Notary Public My commission expires: 12.19.2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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
Vincent Masino	SWBC Mortgage Corp.	**119-02-0A-001.00-CO**
105 Evelyn Dr #1	9311 San Pedro Avenue, Suite 100	
Nashville, TN 37210	San Antonio, TX 78216	

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, We,

Robert Martin Smithson and Melissa Hodges Smithson, husband and wife

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

Vincent Masino, an unmarried man

(hereinafter called the "Grantee"), his 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 1 on the Plan of 105 Evelyn Townhomes, LLC, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 105 Evelyn Townhomes, LLC, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170614-0059817, amended in Instrument No. 20170717-0071693, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 105 Evelyn Townhomes, LLC, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20170614-0059817, Register's Office for Davidson County, Tennessee, amended in Instrument No. 20170717-0071693, for a more complete identification and description of said unit.
Being the same property conveyed to Robert Martin Smithson and Melissa Hodges Smithson, husband and wife by Warranty Deed from Greater Neighborhood Builders, LLC of record in Instrument No. 20210519-0067758 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 19, 2021.

This is improved property known as **105 Evelyn Dr #1, Nashville, TN 37210.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has 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.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 Grantor has hereunto executed this instrument on this the 29th day of August, 2025.

Robert Martin Smithson

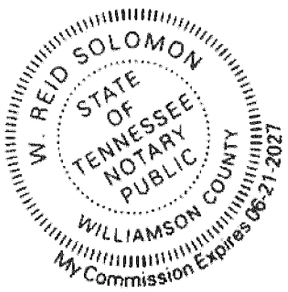
Melissa Hodges Smithson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Martin Smithson and Melissa Hodges Smithson, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of August, 2025.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 25-002486-524

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 2, 2025.

Affiant Signature

8th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

