Karen Johnson Davidson County
Batch # 1323352 DEEDWARR
09/17/2025 10:26:44 AM 2 pgs
Fees: $13.00 Taxes: $17,945.00
20250917-0074177

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4145

STATE OF TENNESSEE
COUNTY OF WILLIAMSO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of September, 2025

Notary Public

Commission Expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Craig Smith and Aleah Smith 5929 East Ashland Drive Nashville, TN 37215	New Owner	144-12-0-007.00

WARRANTY DEED

FOR AND IN 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, **Meyers Leonard, Trustee of the Meyers Leonard Declaration of Trust, dated 2-2-18, Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023 and Elizabeth Leonard, Trustee of the Elizabeth Leonard Declaration of Trust, dated 2-2-18 Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Smith and Aleah Smith, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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. 51 on the Plan of Otter Creek Hills of record in Plat Book 2900, Page(s) 110 and 111, 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 Ashland Hills, LLC, a Tennessee limited liability company by Warranty Deed from Clarence M. Holt and Christine Holt, Trustees of the Lexington Paris Trust Dated April 27, 2015 of record in Instrument No. 20220519-0057976 Register's Office for Davidson County, Tennessee, dated May 04, 2022 and recorded on May 19, 2022.

Being the same property conveyed to William Walter Welsh, Trustee of the 5929 East Ashland Drive Trust U/A/D October 5, 2023 and his successors in Trust by Warranty Deed from Ashland Hills, LLC, a Tennessee limited liability company of record in Instrument No. 20231114-0088675 Register's Office for Davidson County, Tennessee, dated November 14, 2023 and recorded on November 14, 2023.

William Walter Welsh resigning as trustee and appoints Meyers Leonard and Elizabeth Leonard as co-trustees of of the 5929 East Ashland Drive Trust. Meyers Leonard, Trustee of the Meyers Leonard Declaration of Trust, dated 2-2-18, Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023. Elizabeth Leonard, Trustee of the Elizabeth Leonard Declaration of Trust, dated 2-2-18 Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5929 East Ashland Drive, Nashville, TN 37215

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 so 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.

Dated this the 2nd day of September, 2025.

5929 East Ashland Drive Trust

BY: _____, Trustee
Meyers Leonard, Trustee of the Meyers Leonard Declaration of Trust, dated 2-2-18,
Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023.

BY: _____, Trustee
Elizabeth Leonard, Trustee of the Elizabeth Leonard Declaration of Trust, dated 2-2-18
Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2025, before me personally appeared Meyers Leonard, Trustee of the Meyers Leonard Declaration of Trust, dated 2-2-18, Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023, and Elizabeth Leonard, Trustee of the Elizabeth Leonard Declaration of Trust, dated 2-2-18 Co-Trustee of the 5929 East Ashland Drive Trust, dated October 5, 2023 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 2nd day of September, 2025.

_____
Notary Signature
My commission expires: 4/4/2028

OLGA LOPEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/04/2028
COUNTY OF WILLIAMSON