THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851964** Karen Johnson Davidson County Batch# 1330941 DEEDWARR 10/06/2025 03:59:30 PM 3 pgs Fees: $18.00 Taxes: $1,960.63 20251006-0079727	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $529,900.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2025. Notary Public My Commission Expires: 12.19.28 APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12.19.2028

WARRANTY DEED

Address New Owner: Kaitlyn Browning and Lance Browning 8116 Settlers Way Nashville TN 37221	Send Tax Bills To: Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 126-15-0A-286.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Smith and Cristy L. Smith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kaitlyn Browning and Lance Browning, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled Section Seven Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL A. SMITH AND CRISTY L. SMITH, HUSBAND AND WIFE, by deed from JASON A. BRAKE AND AIMEE S. BRAKE, HUSBAND AND WIFE, of record in Instrument No. 20130909-0095021, dated September 6, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 126-15-0A-286.00 CO.

Matters shown on the Plan of record as Instrument No. 20011003-0107279, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 7265, page 657 and in Instrument No. 20000126-0008529 and Instrument No. 20010717-0075902, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20001120-0114598, said Register's Office.

PUD Boundary Master Plat of record in Book 6900, page 470, said Register's Office.
Easement(s) of record as Book 8992, page 63 and Book 9665, page 420, said Register's Office.

This is improved property located at 8116 Settlers Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2025.

Michael A. Smith

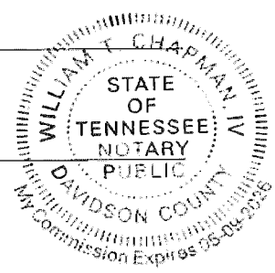
Cristy L. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Smith and Cristy L. Smith, 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.

Witness my hand, at office, this 1st day of October, 2025.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Shaka 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 October 1. 2025.

Affiant Signature

6th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028