This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7230-AP

Karen Johnson Davidson County
Batch# 1337328 DEEDWARR
10/23/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251023-0084329

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2025.

Notary Public
My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Smith 3319 Old Hickory Boulevard, Unit 17 Old Hickory, TN 37138	Primis Mortgage Co. 5535 Currituck Dr. Ste. 120 Wilmington, NC 28403	053-12-0B-017-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Cornett, Jr., an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Aaron Smith, an unmaried man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Unit D1 of Old Hickory Townhomes as shown on Exhibit to the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, of record in Instrument No. 20170526-0052731 as amended in Instrument No. 20210225-0024144, Register's Office for Davidson County, Tennessee and their respective percentage interests of ownership in the Association thereof, to which Exhibit reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth Cornett, Jr., an unmarried man by Warranty Deed from Siddharth Amin, dated September 1, 2021, recorded September 8, 2021, of record in Instrument No. 20210908-0120460, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3319 Old Hickory Boulevard, 17Old Hickory, TN 37138.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 22nd day of October, 2025.

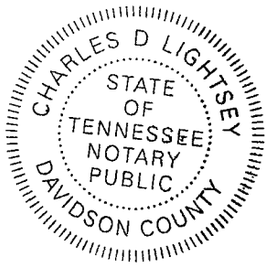
GRANTOR:

Kenneth Cornett, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Cornett, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of October, 2025.



Notary Public
My Commission expires: 3/5/26

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/22/2025. (date of document).

Affiant Signature

10-22-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

