RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-34715-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343766 DEEDWARR
11/12/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251112-0090173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Nov, 2025.

NOTARY PUBLIC

My commission expires: 3-6-29

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase Smiles Development, LLC 4021 Portland Ridge Dr Florissant, MO 63034	Same address as new owner	071-15-0-338.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($355,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLINT HAYNES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHASE SMILES DEVELOPMENT, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clint Haynes from Jessica C. Hale, married, by Warranty Deed dated October 9, 2015, and recorded October 13, 2015, in Instrument Number 20151013-0104231, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1217 North 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Clint Haynes, hereby swears and affirms that the herein described property has never been the primary residence of himself nor his wife.

WITNESS MY HAND, this 10th day of November, 2025

GRANTOR(S)

Clint Haynes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Clint Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of November, 2025.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

Certificate of Authenticity

I, Holly A. Mason, 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 November 10, 2025.

Affiant Signature

11/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of November, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026