Karen Johnson Davidson County
Batch# 1353194 DEEDWARR
12/03/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20251203-0095903

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $165,000.00 Affiant Subscribed and sworn to before me, this 24 day of November, 2025. Notary Public My commission expires: 4.19.26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Tyler Robertson		**150 02 0 159.00**
818 Law Lane		
Mt Pleasant, SC 29464		

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 ACKNOWLEDGE, WE,

Dennis J Smith and Sherry H Smiith, Trustees of The Dennis and Sherry Smith Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Robertson

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 all of Lot No. 37-A, Section One-Revised Zone Lot Division Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, & 45, Habor Gate, as shown by plat appearing of reocrd in Book 5200, Page 712, amended in Book 6250, Page 638, of the Register's Office of Davidson County, Tennesse, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to The Dennis and Sherry Smith Living Trust, Dennis J Smith and Sherry H Smith, Trustees, by Quitclaim Deed from Dennis J Smith, married, dated July 25, 2018, of record in Instrument No. 20180730-0073937, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 812 Lake Terrace Dr, Nashville, TN 37217.

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 do 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 in 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.

Dennis J. Smith Date: 11/24/2025
Dennis J Smith, **Trustee of The Dennis and Sherry Smith Living Trust**

Sherry H Smith Date: 11/24/2025
Sherry H Smith, **Trustee of The Dennis and Sherry Smith Living Trust**

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Escambia MKP

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Dennis J Smith and Sherry H Smith with whom I am personally acquainted, and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees for **The Dennis and Sherry Smith Living Trust** and that they are authorized by **The Dennis and Sherry Smith Living Trust** to execute this instrument on their behalf. produced TN Drivers Licenses

Witness my hand and official seal this 24 day of November, 2025.

MARY KATHLEEN PRESLEY
Notary Public - State of Florida
Commission # HH 538893
My Comm. Expires Oct 11, 2028
Bonded through National Notary Assn.

M Kathleen Presley
Notary Public
My Commission Expires: 10-11-2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/24/25 (date of document).

Jennifer Russell
Affiant Signature

12/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

