WARRANTY DEED

Karen Johnson Davidson County
Batch# 1357486 DEEDWARR
12/12/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20251212-0099234

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Montgomery (95)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $685,000.00.

Affiant

Subscribed and sworn to me on 12/09/25.

NOTARY PUBLIC

My Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nina LeCompte Michael LeCompte 720 Briksberry Ct Nashville, TN 37221	SAME AS NEW OWNER	128 03 0B 033.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Derek Smith and Loren Smith, Husband and Wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nina LeCompte and Michael LeCompte, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat, SECTION TWO, WILLIAMSPORT SUBDIVISION, a Residential Planned Unit Development of record in Plat Book 9700, Page 705, 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 Derek Smith and Loren Smith, Husband and Wife, by Warranty Deed from Gregory S. Bellamy and Wife, Linda W. Bellamy, of record in Instrument No. 20180824-0083954, in the Register's Office of Davidson County, Tennessee, dated August 21, 2018, and recorded on August 24, 2018.
>
> This is improved property known as 720 Briksberry Ct, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness my hand and official seal on 12/09/2025.

Derek Smith

Derek Smith

Loren Smith

Loren Smith

STATE OF Texas
COUNTY OF Montgomery

On 12/09/2025, before me personally appeared Derek Smith and Loren Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal 12/09/2025.

NOTARY PUBLIC

Sabriyah Callis

ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2029

My Commission Expires: 04/20/2029

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 12/9/2025.

Affiant Signature – Joshua A. Terry

12/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27