THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1361078 DEEDWARR
12/23/2025 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251223-0101901

Address New Owner:
Kevin Marshall Smith and Elyse Nicole Smith
1822 Pearl Street
Nashville, TN 37203

Send Tax Bills To:
Kevin Marshall Smith and Elyse Nicole Smith
1822 Pearl Street
Nashville, TN 37203

Tax Map-Parcel 09207038400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Kevin M. Smith, married, hereinafter called the GRANTOR, for the purpose of creating a tenancy by the entirety, by these presents do transfer and convey unto Kevin Marshall Smith and Elyse Nicole Smith, husband and wife, as tenants by the entirety, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the south part of Lot No. 16 on the Plat of The Power Property, of record in Book 421, Page 65, Register's Office for said County. Said part of said Lot No. 16 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 150 feet to the south line of the property conveyed to Baxter Woods, by deed of record in Book 1308, Page 74, said Register's Office.

Being the same property conveyed to Kevin M. Smith and Janie M. Wright by Warranty deed from Olivia Inman, of record in Instrument No. 20140605-0048941 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on June 5, 2014.

Being the same property conveyed to Kevin M. Smith, unmarried, by Quitclaim Deed from Janie M. Wright, unmarried, of record in Instrument No. 20150505-0040595 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 05, 2015.

This is improved property known as: 1822 Pearl Street, Nashville, TN 37206.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 19th day of December, 2025.

GRANTOR:

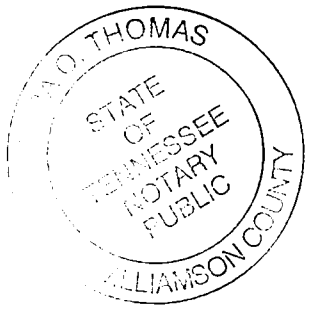
Kevin M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Kevin M. Smith, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 19th day of December, 2025.

NOTARY PUBLIC Sara C. Thomas
My Commission Expires: September 28, 2026



OATH OF VALUE

As a transfer by a transferor of real estate for the purposes of creating a tenancy by the entirety, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(i) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, Attorney at Law, 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 December 19, 2025.

Sara O. Thomas
Attorney at Law

December 19, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sara O. Thomas, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 19 day of December, 2025.

NOTARY PUBLIC
My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029