THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1361752 DEEDWARR
12/29/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20251229-0102445

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Smokey Summit Holdings, LLC 4646 Robin Lane Nolensville, TN 37135	-SAME AS NEW OWNER-	147-03-0B-114.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tanika Henning**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Smokey Summit Holdings LLC, a Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real estate in Davidson County, Tennessee, being **Unit No. A-15** of **Southern Hills Condominium** created under Title 66, Chapter 27, § 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to John D. Key, Jr. and wife Willie Kate Key by Quitclaim Deed from Benjamin D. Moore, unmarried, filed on June 20, 2014, at Instrument No. 20140620-0054059, Davidson County Register of Deeds. John D. Key, Jr. is now deceased, leaving Willie Kate Key as the surviving Tenant by the Entirety. Being further conveyed to Tanika Henning, a single person, by Quitclaim Deed from Willie Kate Key, a single person, filed on September 17, 2024, at Instrument No. 20240917-0071984, Davidson County Register of Deeds.

This property commonly known as 370 Wallace Road, Unit A15, Nashville, TN 37211*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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, this 19th **day of December, 2025**:

Tanika Henning

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tanika Henning,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of **December, 2025**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$85,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 19th DAY OF**December, 2025**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

202512290102445

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Fortner, 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 12/19/2025 (date of document).

Date: 12/23/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____