Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1365050 DEEDWARR
01/05/2026 10:55:24 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20260105-0000238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $620,000.00.

Affiant

Subscribed and sworn before me this the 2 day of January, 2026.

Notary Public
My commission expires:

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address of New Owner:
James Smith
Rosa Giuliana Munoz Munoz
953 Sharpe Ave
Nashville, TN 37206

Send Tax Bill to:
NEW OWNER

Tax Information:
083-01-0 054.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW SIEGRIST AND CELINE RIXEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES SMITH AND ROSA GIULIANA MUNOZ MUNOZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being the Easterly 55 feet of Lot No. 5 on the plan of Jones & Bradford's Re-subdivision of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 55 feet on the North side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley in the rear.

Being the same property conveyed to Andrew Siegrist, unmarried and Celine Rixey, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Aaron Shanahan and Alexandra C. Shanahan, a married couple, dated 9/2/2021 and recorded 9/9/2021 in Instrument No. 20210909-0121090, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 953 Sharpe Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 2nd day of January, 2026.

Andrew Siegrist

Celine Rixey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Siegrist and Celine Rixey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of January, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY