Karen Johnson Davidson County
Batch# 1365111 DEEDWARR
01/05/2026 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20260105-0000330

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39012-12-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00. Affiant Subscribed and sworn to before me this 30TH day of December, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Patchett Culbertson, Jr. Jennifer Elise Smith 207 South 13th Street Nashville, TN 37206	STIFEL BANK & TRUST 12655 OLIVE BLVD, STE 250 ST. LOUIS, MO 63141	Map and Parcel No.: 08313005300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Spencer Smith, III and Alice Smith, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to David Patchett Culbertson, Jr. and Jennifer Elise Smith, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 207 South 13th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30 day of December, 2025.

GRANTORS:

Spencer Smith, III

Alice Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer Smith, III and Alice Smith, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50.0 feet of the westerly 160.0 feet of Lot No. 1 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 50.0 feet on the easterly side of South 13th Street, formerly Ann Street, and runs back between parallel lines which measures 160.0 feet to an alley.

Being the same property conveyed to Spencer Smith, III and Alice Smith, husband and wife, by deed dated October 20, 2023 from Richard Lloyd, unmarried, of record in Instrument No. 20231020-0082604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 57, Page 134, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2025.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028