Karen Johnson Davidson County
Batch# 1367593 DEEDWARR
01/08/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260108-0001785

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $570,000.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2025. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Tonda's Portfolio Trust	**Old National Bank**	**070030A02800CO**
2713 Stokers Lane S		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles R Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tondaleya Jobe, Trustee of Tonda's Portfolio Trust dated July 10, 2025

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, Final Plat, Phase II, Nocturne Forest, of record in Instrument No. 20000602-0055004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Charles R Smith and wife, Vernita Smith, by Deed from Cumberland Builders, Inc, dated July 3, 2001, of record in Instrument No. 20010710-0073467, in the Register's Office for Davidson County, Tennessee. Vernita Smith died December 8, 2024 leaving Charles R Smith as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Agreement of record in Book 7702, Page 428, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2713 Stokers Lane S, Nashville, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

_____ Date: 12/18/25
Charles R Smith

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Charles R Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of December 2025.

_____
NOTARY PUBLIC

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Jennifer Russell, 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 12/18/2025.
Date

Jennifer Russell
Affiant Signature

12/30/2025
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 30 day of December, 2025.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.