Prepared By ~~& Return To~~:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-5948

Karen Johnson
Batch # 1367967
01/09/2026 02:08:32 PM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20260109-0002245

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of January, 2026

Notary Public

My Commission Expires: 5/6/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tami J. Wilson 7470 Charlotte Pike 5 Nashville, TN 37209	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	114-11-0A-030.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Hugh Anthony Smith and Anne Marie Deluca Bautista Smith, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tami J. Wilson, a married woman

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 Unit No. 5, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and established by a Master Deed and By Laws, of record in Instrument No. 20001212-0122257, Supplement and Amendment of record in Instrument No. 20020125-0010757 and Instrument No. 20020125-0010758, Instrument No. 20021021-0128687 and Instrument No. 20040115-0006459, Register's Office for Davidson County, Tennessee, as set forth in said Master Deed. Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Hugh Anthony Smith and Anne Marie Deluca Bautista Smith, married by Warranty Deed from Olivia Rosalyn Vowels, unmarried of record in Instrument No. 20210416-0050916 Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on April 16, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7470 Charlotte Pike 5, Nashville, TN 37209

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 so 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 is 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.

Dated this the 8th day of January, 2026.

Hugh Anthony Smith

Anne Marie Deluca Bautista Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of January, 2026, before me personally appeared Hugh Anthony Smith and Anne Marie Deluca Bautista Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of January, 2026.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BC-25-7470-5