Karen Johnson Davidson County
Batch# 1369251 DEEDWARR
01/13/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20260113-0002908

WARRANTY DEED

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2026.

Notary Public

My commission expires: 9/27/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nyla Jefferson	Nyla Jefferson	059-15-0-115
2605 Walker Lane	2605 Walker Lane	
Nashville, TN 37207	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alberta Smith, Trustee, or her successors in trust under the Alberta Smith Revocable Trust dated August 01, 2017, and any amendments thereto,

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

Nyla Jefferson, 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:

Beginning at a point in the Eastern right of way line of Walker Lane, being the dividing line of Lots 4 and 5, said point being 400.8 feet southerly from the McCloskey property; thence Northeasterly 378.5 feet to a point in the center line of Haynes Heights, Sec. II Subdivision; thence S 52°39' E 75 feet along said line of Haynes Heights Sec. II property; thence in a southwesterly direction along the northerly boundary Line of Lot #7, 113 feet to a point of intersection with a corner of Lots 7, 6 and 5; thence southwesterly along the line between Lots 5 and 6, 293.0 feet to a point in the eastern right-of-way line of Walker Lane; thence along the eastern boundary line of Walker Lane in a northwesterly direction, 110.0 feet to the point of beginning; being all of Lot #5 of Section 4, Haynes Heights Subdivision, as shown by a plan of record in Plat Book 3842, page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alberta Smith, Trustee, or her successors in Trust, under the Alberta Smith Revocable Trust dated August 1, 2017, and any amendments thereto by Quitclaim Deed dated October 11, 2017, from Alberta Smith, a widow person, of record in Instrument No. 20171020-0107644, said Register's Office.

The spouse of Alberta Smith, Robert Taylor, joins in the execution of this document to convey any interest he may have in the above-described property.

Property was previously conveyed to Victor Con Smith, Jr., by Warranty Deed dated April 27, 1967, from James H. Chandler and wife, Elzer S. Chandler, of record in Book 4131, page 291, said Register's Office. The said Victor Con Smith having since died testate on January 06, 2016, the property was devised to Alberta S. Smith by Last Will

and Testament of Victor Smith (aka Victor Con Smith), filed in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THE conveyance of the above described parcel of land is subject to the following:

1. **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

2. **The Plan of record in Plat Book Plat Book 3842, page 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3. **Restrictive Covenants contained of record in Book 4079, page 995, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

4. **Agreement for Dedication of Easement fir Sanitary Sewers/and or Storm Drainage, of record in Book 5321, page 491, said Register's Office.**

This is improved property, known as 2605 Walker Lane, 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 12th day of January, 2026.

By: Alberta Smith, Trustee
Alberta Smith, Trustee of the Alberta Smith Revocable Trust dated August 01, 2017

Robert Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alberta Smith, Trustee, or her successors in trust under the Alberta Smith Revocable Trust dated August 01, 2017, and any amendments thereto, and husband, Robert Taylor the within named bargainor(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 and official seal at Nashville, Tennessee, this 12th day of January, 2026.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tiffany Pollard, 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 January 12, 2026.

Affiant Signature

January 12, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of January, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

