Karen Johnson Davidson County
Batch# 1371815 DEEDWARR
01/22/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260122-0005394

Warranty Deed

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 5th day of January, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica Jo Cheek	New Owner(s)	103-12-0A-018.00-CO
4200 West End Avenue #306	1420 Greenwood Ave.	
Nashville, TN 37205	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ARTHUR OLIVER SMITH, IV**, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA JO CHEEK, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 306, Harding House Condominium, as shown on plat of record in Plat Book 4675, Page 60, as revised in Plat Book 4860, Page 82, in the Register's Office, Davidson County,Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arthur Oliver Smith IV, an unmarried man by Warranty Deed from Steven Kirby and wife, Kelly Kirby of record in Instrument No. 20150617-0057512 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

Power of attorney from Arthur O. Smith IV appointing Arthur O. Smith III and Elizabeth B. Smith, of record in Instrument 202601220005393__ dated October 6, 2017 and recorded on January __22_, 2026, Register's Office for Davidson County, Tennessee.
Arthur Oliver Smith,IV being one and the same as Arthur O. Smith IV.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4200 West End Avenue #306, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of January, 2026.

Arthur Oliver Smith, IV by Arthur O. Smith, III Attorney-In-Fact
Arthur Oliver Smith, IV by Arthur O. Smith, III, Attorney-In-Fact

Arthur Oliver Smith, IV by Elizabeth B. Smith, Attorney-In-Fact
Arthur Oliver Smith, IV by Elizabeth B. Smith, Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Arthur O. Smith, III, and Elizabeth B. Smith, as attorneys in fact for Arthur Oliver Smith, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

SUSAN HETTICH
Notary Public - State of Florida
Commission # HH 670049
My Comm. Expires Jun 2, 2029

Susan Hettich
Notary Public

My Commission Expires: 6/02/2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 2, 2026**.

Date

Alli P

Affiant Signature

1/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County