RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1375475 DEEDWARR
02/03/2026 02:05:32 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20260203-0007521

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Golden Gate Ventures	NEW OWNER	103 03 0 054.00
(NAME)	(NAME)	
219 53rd Ave N	219 53rd Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tracey Smelser Campbell, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Golden Gate Ventures, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No.2 on the Plan showing the RE-SUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, ON THE PLAN OF SUBDIVISION OF LOTS NO.S 21 AND 22 IN THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF THE WEST EXTENSION OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION, as of record in Plat Book 1130, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Claudia W. Smelser, unmarried, by Warranty Deed from William L. Stinson and wife, Barabra F. Stinson, of record in Book 10604, Page 525, in the Register's Office of Davidson County, Tennessee, dated September 04, 1997 and recorded on September 11, 1997. The said Claudia W. Smelser died September 13, 2020, intestate, devising subject property to Heirs and/or Devisees of the Estate of Claudia W. Smelser. See Affidavit of Heirship recorded in Instrument No. 20251017-0082897 and Instrument No. 20251017-0082898, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, ON THE PLAN OF SUBDIVISION OF LOTS NO.S 21 AND 22 IN THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF THE WEST EXTENSION OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 1130, Page(s) 51.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 219 53rd Ave N, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 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 successors 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.

Effective the 29th day of January, 2026.

Tracey Smelser Campbell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of January, 2026, before me personally appeared Tracey Smelser Campbell, 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 (or person's) free act and deed.

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 12-1-29

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