Karen Johnson Davidson County
Batch# 1378782 DEEDWARR
02/10/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260210-0010212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/28
(AFFIX SEAL)

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
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).
Zachary Bender and Kasey Leahy	NEW OWNER	096 09 0F 001.00
(NAME)	(NAME)	
327 Seneca Drive	327 Seneca Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Haury & Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zachary Bender and Kasey Leahy, husband and wife**, hereinafter called the GRANTEE(S), their heirs 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes of Seneca Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes of Seneca Drive, a Horizontal Property Regime, of record in Instrument No. 20241119-0089489, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation, by Quitclaim Deed from R & S Rental Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20250403-0025233, in the Register's Office of Davidson County, Tennessee, dated April 02, 2025 and recorded on April 03, 2025.

Being part of the same property conveyed to R & S Rental Properties, LLC, a Limited Liability Company, by Quitclaim Deed from Reese L. Smith III and Stephen B. Smith, each owning a 50% undivided interest, of record in Instrument No. 20011101-0119220, in the Register's Office of Davidson County, Tennessee, dated February 16, 2001 and recorded on November 01, 2001.

Being a part of the same property conveyed to Reese L. Smith III and Stephen B. Smith, in equal shares, his 1/3 undivided interest, by Warranty Deed from Mark W. Smith, a one-third (1/3) undivided interest, of record in Instrument No. 20011101-0119219, in the Register's Office of Davidson County, Tennessee, dated February 16, 2001 and recorded on November 01, 2001.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON ANNEX SUBDIVISION, as recorded in Plat Book 547, Page 196.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20241119-0089489, amended in Instrument No. 20260109-0002370.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20241014-0079486.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5078, Page 443.
Letter of Responsibility recorded in Instrument No. 20250129-0006973.

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 ☒ 327 Seneca Drive, Nashville, TN 37214
(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 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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.

Effective the 5th day of February, 2026.

Haury & Smith Contractors, Inc.

BY:_____
Clay Morris
Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 5th day of February, 2026.

Kimberly D Hicks
Notary Public
My Commission Expires: 12-1-29

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5 day of February, 2026.

K. Thomas Sidwell
Date: 2-5-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 5 day of February, 2026.

Notary Public
My Commission Expires: 12-1-29

