Karen Johnson Davidson County
Batch# 1383867 DEEDWARR
02/20/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260220-0013858

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $640,000.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2026. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George Drennan Smith, II and Krista L. Keith	**New Owner**	**105-11-0F-002.00CO**
7523 Glenn Rd.		
Kenly, NC 27542		

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,

517B Southgate Avenue LLC, a Michigan Limited Liability Company,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

George Drennan Smith, II and Krista L. Keith, husband and wife,

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 B on the Plan of 517 Southgate Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140327-0025180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to 5178 Southgate Avenue LLC, a Michigan Limited Liability Company, by deed from Ian Daykin, a married man, of record in Instrument No. 20180501-0040746, dated April 24, 2018, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed by Warranty Deed from Dale Avenue LLC to Ian Daykin, married, dated March 13, 2015, recorded in Instrument No. 20150319-0023650, in the Register's Office of Davidson county, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 547, Page 74, Register's Office for Davidson, Tennessee.
c. All matters of record in Book 547, Page 14, in the Register's Office for Davidson County, Tennessee.
d. Charter for 517 Southgate Avenue Townhomes Homeowners Association of record in Instrument No. 20140318-0022144, in the Register's Office for Davidson County, Tennessee.
e. Restrictive covenants contained in an instrument of record in Instrument No. 20140327-0025180, Register's Office for Davidson County, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues- if any.
i. All other easements and restrictions of record.

M&H File #: **26-75**

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, and (5) other matters of public record.

This is improved property known as 517B Southgate Avenue, Nashville, TN 37203.

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 that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its 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.

This Warranty Deed shall become effective upon recordation but not before.

Witness my hand this 18th day of February, 2026.

517B Southgate Avenue LLC

Ian Daykin, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ian Daykin, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of (or other officer authorized to execute the instrument) 517B Southgate Avenue LLC, the within named bargainor, a Michigan limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal this 18th day of February, 2026.

Notary Signature

My commission expires: _____

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-75**

Certificate of Authenticity

I, Emily Prophet, 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

2-18-2026.

Date

Affiant Signature

February 19, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of February, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)



M&H File #: **26-75**