Karen Johnson Davidson County
Batch# 1383873 DEEDWARR
02/20/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20260220-0013865

WARRANTY DEED

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 685259
My Comm. Expires Jul 11, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 07/11/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: George Wesley Smiley	SEND TAX BILLS TO: George Wesley Smiley	MAP-PARCEL NUMBERS
(NAME) 1125 Hitt Lane	(NAME) 1125 Hitt Lane	05209004500
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CF REO, LLC, an Arizona Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Wesley Smiley, a married man** , HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 21 on the Plat of a Subdivision of Lots No. 20, 21, 24 & 25, Montague Subdivision (previously described erroneously as Subdivision of certain lots in Montague Subdivision) of record in Book 843, page 79, Register's Office for said County.

Said Lot No. 21 fronts 94 feet on the Westerly side of Cinderella Avenue and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to CF REO, LLC an Arizona Limited Liability Company, by virtue of that certain Quit Claim Deed dated November 4, 2025, and being of record at Instrument No. 20251112-0089861, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Capital Fund REIT, LLC, an Arizona Limited Liability Company by virtue of Trustee's Deed dated November 3, 2025 at Instrument No. 20251104-0087801, in the said Register's Office.

Being the same property previously conveyed to Zebra Stone Acquisitions, LLC by virtue of Warranty Deed dated May 10, 2023 at Instrument No. 20230512-0035505, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 1110 Cinderella Ave Madison, TN 37115
(House Number) (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 heirs 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.

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

CF REO, LLC, an Arizona Limited Liability Company

By: Tyler Larson, Authorized Agent

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tyler Larson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **CF REO, LLC, an Arizona Limited Liability Company**, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Agent.

WITNESS my hand and official seal at office this 18th day of February, 2026.

Notary Public
My Commission Expires: 07/11/2029

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 685259
My Comm. Expires Jul 11, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 2/18/2020.

Affiant Signature – Joshua A. Terry

2/20/2020

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/20/2020.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-21