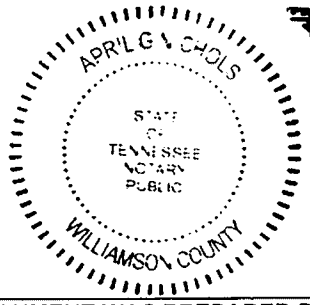
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1386076 DEEDWARR
02/26/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260226-0015365

File #26-DW-6218-A

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly Berra	New Owner	
(NAME)	(NAME)	**091 01 0I 001.00**
6218A Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT COLIN SMITH AND ALLISON MARIE SMITH, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MOLLY BERRA, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6218 Morrow Road Townhomes, a Horizontal Property Regime With Private Elements of record as Instrument No. 20160822-0087592 being shown on Plat attached thereto as Exhibit "A", 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 the same property conveyed to Robert Colin Smith, an unmarried man and Allison Marie Brooks, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from James Lee Pope, an unmarried man, of record in Instrument No. 20210823-0113608, in the Register's Office of Davidson County, Tennessee, dated August 19, 2021 and recorded on August 23, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 6218 Morrow Road Townhomes, as recorded in Instrument No. 20160822-0087592.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160822-0087592.
* Easement for Slope as stated in Warranty Deed, recorded in Book 4317, Page 904 on March 17, 1969.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ROBERT COLIN SMITH**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202602260015363____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ALLISON MARIE SMITH**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202602260015364___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **6218A Morrow Road, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~19th~~ 17 day of February, 2026.

Robert Colin Smith by John Bishop, his Attorney-In-Fact

Allison Marie Smith by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ROBERT COLIN SMITH**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ROBERT COLIN SMITH.**

Witness my hand and official seal this ~~19th~~ 17 day of **February, 2026.**

Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ALLISON MARIE SMITH**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ALLISON MARIE SMITH.**

Witness my hand and official seal this ~~19th~~ 17 day of **February, 2026.**

Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Tennessee Certification of Electronic Document

I, April G Nichols 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 February 17, 2026 (date of document).

Affiant Signature

February 17, 2026
Date

State of Tennessee

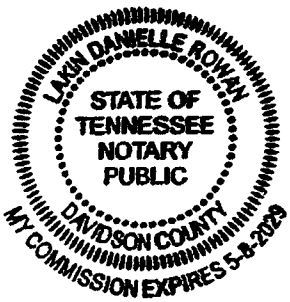
County of Davidson

Sworn to and subscribed before me this 17 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL



202602260015365