WARRANTY DEED

Karen Johnson Davidson County
Batch# 1386632 DEEDWARR
02/27/2026 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20260227-0015820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2029
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-33

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen G. Gorham	Same as new owner	103 08 0B 404.00
(NAME) 6315 Saint Henry Dr.	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael John Smith, Jr., a single man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Stephen G. Gorham, a single man** (the "**Grantee**, his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 404 Sloan Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 27th day of February, 2026.

GRANTOR:

Michael John Smith, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michael John Smith, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 27th day of February, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

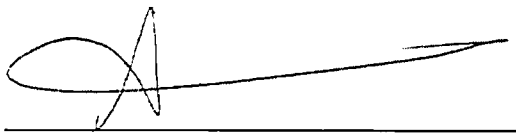
DESCRIPTION OF THE PROPERTY

A certain condominium located in Davidson County, Tennessee, being Unit No. 404, Building "C" of PARKLANE CONDOMINIUMS, PHASE IV a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing PARKLANE CONDOMINIUMS, PHASE IV of record in Book 7646, Page 264, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael Smith, Jr, by Warranty Deed from Jacob Hill, a single man, and Jeffrey Hill and Kimberly Hill, husband and wife, of record in Instrument No. 20231004-0078008, in the Register's Office of Davidson County, Tennessee, dated September 15, 2023, and recorded on October 04, 2023.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2-27-2025.



Affiant Signature — Date: 2-27-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-27-2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal