Name and Address of New Owner:
Sydnei Smith
301 Tinney Circle
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1387516 DEEDWARR
03/03/2026 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,339.40
20260303-0016517

Send Tax Bills To:
Sydnei Smith
301 Tinney Circle
Nashville, TN 37217

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 136-05-0A-123-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dona Yerecic, and Davy Mann, joint tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sydnei Smith, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 106, as shown on plat of The Enclave At Bayview Estates, Phase 4, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dona Yerecic and Davy Mann, joint tenants with rights of survivorship by Warranty Deed from Douglas D. Woodlee and Joyce Woodlee, husband and wife, dated March 18, 2016 and recorded as Instrument No. 20160331-0030388, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2026 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 20030703-0092328; Covenants, conditions, easements and restrictions recorded of record in Book 10323, Page 55; Covenants, conditions, easements and restrictions recorded in Instrument No. 20030625-0087233; Easement contained in Warranty Deed recorded of record in Book 3708, Page 237; Agreement for Dedication of Easement recorded of record in Book 7830, Page 233; Grant of Easements recorded of record in Book 10085, Page 576; Landscape Agreement recorded of record in Book 10339, Page 298; Charter of The Enclave at Bayview Estates Homeowners Association recorded of record in Instrument No. 20030717-0100235; Charter of Bayview Venture Homeowners Association recorded. of record in Instrument No. 20040209-0015578; Quitclaim Deed recorded of record in Instrument No. 20030717-0100236, in the Register's Office for Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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

(SEAL)
Dona Yerecic by Tracie Edmonson pursuant to a Conservatorship of record as Instrument Number 202603030016515, Register's Office of Davidson County, Tennessee.

(SEAL)
Davy Mann by Tracie Edmondson pursuant to a Power of Attorney of record as Instrument Number 202603030016516, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Tracie Edmonson as Conservator for Dona Yerecic, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that she executed the within and foregoing instrument with the proper authority and for the purposes therein contained.

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

Notary Signature
My commission expires: 6/17/2028

VON M. DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-17-2028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Tracie Edmonson as Attorney-in-Fact for Davy Mann, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that she executed the within and foregoing instrument with the proper authority and for the purposes therein contained.

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

Notary Signature
My commission expires: 6/17/2028

VON M. DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-17-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $362,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tracie Edmondson
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27th day of February, 2026.

Von M. Dotson
Notary Signature
My commission expires: 6-17-2028

VON M. DOTSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-17-2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Weather *(custodian's name)*, 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 27, 2026 *(date of document)*.

Custodian's Signature — 2/27/26 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 27th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY