This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $417,500.00.

Affiant

Subscribed and sworn before me this the 2nd day of March, 2026.

Notary Public
My commission expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1387715 DEEDWARR
03/03/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20260303-0016794

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Colton Gregory T. Anderson 809 Washington Ave Nashville, TN 37206	New Owner	083-07-0 075.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD SMITH, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COLTON GREGORY T ANDERSON, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of McCarn Subdivision of record in Plat Book 2854, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.0 feet on the Westerly margin of Washington Avenue and extends back between parallel lines 135.0 feet to a dead line.

Beinf the same property conveyed to Edward Smith, an unmarried man, by Quitclaim Deed from Maho Smith, an unmarried woman, dated 7/31/2020 and recorded 8/6/2020 in Instrument No. 20200806-0087708, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Edward Smith and Maho Smith, husband and wife, by Warranty Deed from Jaivonna Demetrice Bryant, dated 2/29/2008 and recorded 3/7/2008 in Instrument No. 20080307-0023108, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 809 Washington Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

69

Witness my hand this the 2nd day of March, 2026.

Edward Smith

Edward Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 3/2/2026 (date of document).

Affiant Signature

3/2/2026

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 3/2/2026

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

