THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952242** Karen Johnson Davidson County Batch# 1387952 DEEDWARR 03/04/2026 09:52:30 AM 3 pgs Fees: $18.00 Taxes: $3,200.50 20260304-0017134	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2026. Notary Public My Commission Expires: 11-8-2028 JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Casey I. Keller and Kasey S. Hagan 7910 Highway 100 Nashville TN 37221	Send Tax Bills To: **Old National Bank** **PO Box 918** **Evansville, IN, 47706**	Tax Information: Tax Parcel ID No. 156-00-0-014.02

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Donald Smith and Rosa Giuliana Munoz Munoz, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Casey I. Keller and Kasey S. Hagan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows To-Wit: Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 43 on the Plat of Harpeth Heights, 2nd Revision, 2nd Addition, described to a survey made by Hal R. Swann, Jr., June 1, 1963, as follows: Beginning on the Northerly margin of Highway No. 100 at the Southeast corner of the property conveyed to Margaret V. Yarbrough, by deed from E.U. Buchi and wife, of record in Book 3573, Page 259, Register's Office for said County; thence with the Easterly line of said Yarbrough property Northwardly 252 feet; thence Eastwardly 190 feet; thence Southwardly 208 feet to the Northerly margin of Highway No. 100; thence with said Highway Eastwardly 190 feet to the beginning.

Being the same property conveyed to JAMES DONALD SMITH AND ROSA GIULIANA MUNOZ MUNOZ, HUSBAND AND WIFE, by deed from CONSTANCE E. HAWKS FRIDRICHSEN AND MARK FRIDRICHSEN, WIFE AND HUSBAND, of record in Instrument No. 20240216-0010854, dated February 15, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 156-00-0-014.02.

Agreement for Dedication of Easement for Water Line of record in Book 8019, page 146, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 10920, page 20, said Register's Office.

This is improved property located at 7910 Highway 100 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2026.

James Donald Smith

Rosa Giuliana Munoz Munoz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Donald Smith and Rosa Giuliana Munoz Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

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 **February 27, 2026**

Affiant Signature

03/02/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 2, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY