PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Kurt D Murray
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 2ND DAY OF MARCH, 2026.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal) Notary Public

My Commission Expires: 9/19/2028

Karen Johnson Davidson County
Batch # 1388010 DEEDWARR
03/04/2026 10:53:08 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20260304-0017202

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Peyton Viktoriya Kauffman	New Owner	114.15-1B-054.00 CO
615 Old Hickory Blvd. Unit 638		
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Luke W. Smith and Alecia Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Peyton Viktoriya Kauffman, a single woman**, hereinafter called the Grantee, their heirs 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 Townhome Lot 54 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, and Instrument No. 20240501-0031748 in the Register's Office for Davidson County, Tennessee, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above referenced Declaration, and the referenced Plat.

Being the same property conveyed to Luke W. Smith and Alecia Nicole Talley, Husband and Wife by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230929-0076642 Register's Office for Davidson County, Tennessee, dated September 27, 2023 and recorded on September 29, 2023.

Together with those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in the certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Alecia Nicole Talley now known as Alecia Smith.

unimproved ☐
This is improved ☑ Property known as: **615 Old Hickory Blvd. Unit 638, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 2 day of March, 2026:

L Smith
Luke W. Smith

A Smith
Alecia Smith

STATE OF North Carolina OF Mecklenburg Co.

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Luke W. Smith and Alecia Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 2 day of March, 2026.

Notary Public

My Commission Expires: 09/10/2027

VIRGINIA QUINONES
NOTARY
PUBLIC
MECKLENBURG COUNTY, NC