Karen Johnson Davidson County
Batch# 1388944 DEEDWARR
03/05/2026 09:14:30 AM 5 pgs
Fees: $28.00 Taxes: $2,969.25
20260305-0017608

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
345 & 347 Valeria St LLC
5137 Regent Drive
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map & Parcel No: 119-01-0-419-00 and 119-01-0-420-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Joel Davis Smith and Cindy Baxter Smith, Co-Trustees of Joel & Cindy Smith Trust dated January 25, 2023** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **345 & 347 Valeria St LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of February, 2026.

Joel Davis Smith, Co-Trustee of the Joel & Cindy Smith Trust dated January 25, 2023

Cindy Baxter Smith, Co-Trustee of the Joel & Cindy Smith Trust dated January 25, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joel Davis Smith and Cindy Baxter Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Joel & Cindy Smith Trust dated January 25, 2023, the within named bargainor, and are authorized by the Trust document to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of February, 2026.

Notary Signature
My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $802,500.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2026.

Notary Signature
My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Property 1

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Wm. Coleman's Re-Subdivision of Lots 1, 2, 3, 4, 5, & 6, Thuss Addition, of record in Plat Book 547, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Joel D. Smith and wife, Cindy B. Smith by Warranty Deed dated January 24, 2003, from Michael R. Dobbs and wife, Nancy T. Dobbs of record in Instrument No. 20030127-0010759, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Joel Davis Smith and Cindy Baxter Smith, Co-Trustees of the Joel & Cindy Smith Trust, dated January 25, 2023, by Quitclaim Deed dated January 25, 2023, from Joel D. Smith and wife, Cindy B. Smith of record in Instrument No. 20230125-0005707, said Register's Office.

Joel Davis Smith being one and the same person as Joel D. Smith and Joel Smith.
Cindy Baxter Smith being one and the same person as Cindy B. Smith and Cindy Smith.

Together with all the rights to use and occupy that portion of Alley No. 1860 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. BL2015-3, filed in the County Court Clerk's Office for said County.

Property 2

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Wm. Coleman's Re-Subdivision of Lots 1, 2, 3, 4, 5, & 6, Thuss Addition, of record in Plat Book 547, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Joel Smith and wife, Cindy Smith by Warranty Deed dated October 14, 2003, from Joseph T. Whitley, unmarried, of record in Instrument No. 20031105-0162608, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Joel Davis Smith and Cindy Baxter Smith, Co-Trustees of the Joel & Cindy Smith Trust, dated January 25, 2023, by Quitclaim Deed dated January 25, 2023, from Joel Smith and wife, Cindy Smith, of record in Instrument No. 20230125-0005709, said Register's Office.

Joel Davis Smith being one and the same person as Joel Smith.
Cindy Baxter Smith being one and the same person as Cindy Smith.

Together with all the rights to use and occupy that portion of Alley No. 1860 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. BL2015-3, filed in the County Court Clerk's Office for said County.

This Real Estate is more commonly known as 345 & 347 Valeria Street, Nashville, TN 37210.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 119-01-0-419-00 and 119-01-0-420-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Plat Book 547, Page 26, said Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Plat Book 332, Page 67, said Register's Office.

5. Subject to the restrictive covenant contained in the Deed of record in Instrument No. 20031105-0162608, said Register's Office.

I, Jeff Benz, 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 the 4th day of March, 2026.

Date: March 4, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of March, 2026.

Notary Public
My commission expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY