Karen Johnson Davidson County
Batch# 1394939 DEEDWARR
03/19/2026 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260319-0021761

Please Return to:
WARRANTY DEED
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. AD-26-1576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Andrew Box
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Baily Smith	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	095-05-0B-094.00-CO
2120 Lebanon Pk, Apt 102	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rebecca Smith, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Baily Smith, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 102 on the Master Deed of Easthaven Townhomes, of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which master deed of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rebecca Smith, a single woman by Warranty Deed from Doyle S. Box and Valinda Ellen Box, husband and wife of record in Instrument No. 20160714-0072094 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 14, 2016.

This is property more commonly known as 2120 Lebanon Pk, Apt 102, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 GRANTEES, 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 this 17th day of March, 2026.

Rebecca Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2026, before me personally appeared Rebecca Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2026.

Notary Signature
My commission expires: 1/22/2030



Certificate of Authenticity

I Addie Dilworth, 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 **March 17, 2026**.

Date

Affiant Signature **03/18/2026**
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **18th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)