THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF MONTGOMERY
Bankers Title & Escrow-Clarksville, LLC 116 Merchants Blvd. Ste. A Clarksville, TN 37040 2025120403-CL	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Maya Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2026. Paula M. Van Cuyk Notary Public MY COMMISSION EXPIRES: 5/16/2029 (AFFIX SEAL)

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maya V. Smith	Navy Federal Credit Union	
7508 Gary Rd.	P.O. Box 3326	022-02-0-010.00
Joelton, TN 37080	Merrifield, VA 22119	
(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, WE, **Elsa Huntley, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maya V. Smith, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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 Lots No. 19 on the plan of Joelton Heights, Section 2, as of record in Book 3700, Page 85, Register's Office for said County, except for the parts of said lot conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by deed from W. Mike Gary and wife, Nancy P. Gary of record in Book 4520, Pages 691, Register's Office for said County.

Being the same property conveyed to Elsa Huntley, unmarried by Warranty Deed from Norma Hicks Watson, widow of record in Instrument No. 20030701-0091045 Register's Office for Davidson County, Tennessee, dated June 24, 2003 and recorded on July 01, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7508 Gary Rd., Joelton, TN 37080**

Karen Johnson Davidson County
Batch# 1395513 DEEDWARR
03/20/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260320-0022470

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 our hands this the 20th day of March, 2026.

Elsa Huntley

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elsa Huntley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 20th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 5/14/2029

PAULA M. VAN CUYK
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Paula M. Van Cuyk, 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 03/20/2026 (date of document).

Affiant Signature

03/20/2026
Date

State of TENNESSEE

County of MONTGOMERY

Sworn to and subscribed before me this 20th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 09/13/2028

NOTARY'S SEAL

