WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-C-26-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Ariel Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1396427 DEEDWARR
03/24/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260324-0023154

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ariel Smith	**Same as New Owner**	
(NAME) **210 Eisenhower Drive**	(NAME)	**134-00-0-324.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCELO LEMUS MENJIVAR, MARRIED AND STACEY LEE SMITH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARIEL SMITH, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 3 on the Plan of 205 Paragon Mills Rd of record in Plat at Instrument No. 20221007-0110627, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Entrust Investments, LLC, a Tennessee limited liability company by Warranty Deed from Nancy W. Potts and Carol Potts Garcia, a single person and Sonnie Levi Potts of record in Instrument No. 20210224-0023320, Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 24, 2021.

Being a portion of the same property conveyed to Marcelo Lemus Menjivar, a married man, and Stacey Lee Smith, a single man by Warranty Deed from Entrust Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240523-0038603 Register's Office for Davidson County, Tennessee, dated May 22, 2024 and recorded on May 23, 2024.

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2307 or other similar statute therein.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20221007-0110627, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20210615-0080442, Register's Office for Davidson County, Tennessee.
- Right-of-Way Deed in Book 2195, Page 303, Register's Office for Davidson County, Tennessee.
- Deed for Highway Access and ingress/egress in Book 2858, Page 249, Register's Office for Davidson County, Tennessee.
- Deed to Davidson County, Tennessee in Book 3286, Page 463, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Eisenhower Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the ____ DAY OF MARCH, 2026.

Marcelo Lemus Menjivar

Stacey Lee Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO LEMUS MENJIVAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY LEE 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 19, 2026.

Affiant Signature

3/28/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

