Karen Johnson Davidson County
Batch# 1396587 DEEDWARR
03/24/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20260324-0023362

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353630**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Sharmili Panchal Affiant Subscribed and sworn to before me, this 17th day of March, 2026. Notary Public My Commission Expires: 7/30/2029

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No.135526240
STATE OF TEXAS

WARRANTY DEED

Address New Owner: Revamp Property Renovations, LLC 713 Wayside Court Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 11 0A 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julius Smith, III, married, and Julius Smith, Jr, unmarried, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Revamp Property Renovations, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. M-11, on the Plan of CANTERBURY HALL CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 159, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of CANTERBURY HALL CONDOMINIUM, a horizontal property regime established by Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819 and Book 5865, Page 101, said Register's Office.

Being the same property conveyed to Julius Smith, III and Julius Smith, Jr., as joint tenants with right of survivorship, by Warranty Deed from Vickie James, unmarried, of record in Instrument No. 20170830-0089134, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017, and recorded on August 30, 2017.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANTERBURY HALL CONDOMINIUM APARTMENTS, as recorded in Book 5200, Page 159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANTERBURY HALL, as recorded in Book 3842, Page 235.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CANTERBURY HALL CONDOMINIUM of record in Book 5440, Page 255 as amendment record in Book 5441, Page 819 and Book 5865, Page 101; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right-of-way, recorded in Instrument No. 20090615-0055410, Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331.

Charter for Canterbury Hall Homeowners' Association recorded as Book 5446, Page 152.

This is improved property located at 500 Paragon Mills Road Apt M11 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2026.

Julius Smith, III

Julius Smith, Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julius Smith, III and Julius Smith, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 05/09/2026



Certificate of Authenticity

I, Sharmili Pandit, 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 03/17/2026.

Date

Sharmili Pandit

Affiant Signature

03/17/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 17th day of March, 2026.

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240
STATE OF TEXAS