Karen Johnson Davidson County
Batch# 1400285 DEEDWARR
04/01/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260401-0026080

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8280-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2026.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-2027

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Cornerstone Solutions TN LLC | New Owner | 054 13 0 126.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Beverly R. Smith, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Cornerstone Solutions TN LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of LIFE & CASUALTY INSURANCE COMPANY SUBDIVISION OF DABBS & ELLIOTT PROPERTY, SECTION 2, as of record in Plat Book 843, Page 56, said Register's Office, and being described according to a survey made by R. L. Montoya, Land Surveying dated June 6, 1978, also shown as Tract 2.

Beginning at a point on the Westerly side of Anthony Street common front corner of Tract 1 and 2, said point also being 723.80 feet, more or less, from Lakeshore Drive; thence running with the Westerly margin of Anthony Street South 6° 27' 00" West 60.00 feet to an existing iron pipe; thence North 78° 47' 35" West 234.67 feet to an existing fence post; thence North 7° 57' 26" East 60.00 feet to an iron pin; thence South 78° 45' 51" East 232.84 feet to the point of beginning, containing 0.32 acre, more or less.

Being the same property conveyed to Stanley D. Smith and wife, Beverly R. Smith, by Warranty Deed from Donald O. Smith and wife, Beverly E. Smith, of record in Book 5326, Page 355, in the Register's Office of Davidson County, Tennessee, dated July 31, 1978, and recorded on August 17, 1978. The said Stanley D. Smith died on May 19, 2024, leaving Beverly R. Smith as surviving tenant by the entirety.

This is improved property located at: **205 Anthony Street, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 31st day of March, 2026.

GRANTOR:

Beverly R. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beverly R. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-3-2029

**Tennessee Certification of Electronic Document**

I, Samantha Sweet, 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 3/31/2026 (date of document).

Affiant Signature

3/31/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of MARCH, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL