This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1405814 DEEDWARR
04/15/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260415-0030763

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aviya Group, LLC	**2700 Sulphur Springs Dr Clarksville, TN 37046**	147-02-0-096.00

THIS INDENTURE, made this 13th day of April, 2026 between

Roger Smith and Cyndi Smith, as residuary devisee under the Last Will and Testament of John Thomas Johnson, deceased

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Aviya Group, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of Section II, Battery Crest, as of record in Book 2900, Page 132, Register's Office for said County.

Said Lot No. 1 fronts 82.5 feet on the South side of Harding Place, and runs back between lines 170.4 feet on the East line and 170.04 feet on the West line, to a dead line in the rear, which is a broken line, on which it measures 82.54 feet.

BEING the same property conveyed to William T. Johnson and wife, Frances B. Johnson, by Warranty Deed, dated 11/30/1961 and recorded 12/07/1961 from B & B Co. of record in Book 3313, page 221, Register's Office for Davidson County, Tennessee. The said William T. Johnson having since died, leaving Frances B. Johnson as surviving tenant by the entirety.

Being the same property conveyed to John T. Johnson with Frances B. Johnson retaining a life estate by Quitclaim Deed dated 3/30/1979 from Frances B. Johnson and recorded 04/02/1979 in Book 5412, Page 715, Register's Office for Davidson County, Tennessee. Frances B. Johnson died 01/14/2001, thus terminating her life estate.

Being the same property conveyed to Roger Smith and Cyndi Smith as Residuary Devisee under the Last Will and Testament of John Thomas Johnson, probated in the Sumner County Probate Court, Case No. 2022PR-616.

This is (X) improved ( ) unimproved property known as: 551 Harding Place, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Roger Smith

Cyndi Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roger Smith and Cyndi Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of April, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $250,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of April, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-13-26 (date of document).

Affiant Signature

4-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of April, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027