Karen Johnson Davidson County
Batch# 1407785 DEEDWARR
04/17/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,810.15
20260417-0031812

Name and Address of New Owner:
Eric J. Adler and Bernadette Adler
228 Valley Bend Drive
Nashville, TN 37214

Send Tax Bills To: P.O. Box 220 Rock Hill, NY 12775
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 062110A00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Graham G. Smith and Judy N. Smith, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric J. Adler, and Bernadette Adler, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Pennington Bend Chase, as shown on plat of record in instrument No 20060531-0063604, Register's Office for Davidson County, Tennessee.

The Lot fronts 61.35 feet on Valley Bend Drive, being the westerly line of said lot. The southerly line runs back from the street 130.00 feet. The northerly line runs back from the street 137.34 feet. The rear or easterly line of the lot is 89.00 feet.

Being the same property conveyed to Graham G. Smith and Judy N. Smith, Husband and Wife by Warranty Deed from Frederick T. LePore and Mary Teresa LePore, dated November 18, 2011, of record in Instrument No. 20111128-0092053, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 228 Valley Bend Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2026.

_____(SEAL)
Graham G. Smith

_____(SEAL)
Judy N. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2026, before me personally appeared Graham G Smith and Judy N. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $759,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

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

_____
Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/17/2026.

Date

Affiant Signature

4/17/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030