Karen Johnson Davidson County
Batch# 1408246 DEEDWARR
04/20/2026 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $4,014.50
20260420-0031995

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2026. Notary Public My commission expires: 11/14/2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wildwood Family Trust	**New Owner**	**168-00-0-160.00**
9032 South Harpeth Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vincent L. Smith and Nancy L. Smith, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micheal T. Verna and Elena Verna, Trustees of Wildwood Family Trust dated July 9, 2024,

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being all of the property conveyed to Vincent L. Smith and wife, Nancy L. Smith, by deed from Alicia J. Henry and husband, William Mark Henry, of record in Instrument No. 20110405-0026059, dated February 11, 2011, Register's Office for Davidson County, Tennessee. And being all of the property conveyed to Vincent L. Smith and wife, Nancy L. Smith, by Deed from Alicia Jane Henry and William Mark Henry, of record in Instrument No. 20260414-0030238, dated April 13, 2026, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. Ingress/Egress Easement retained in deed of record in Book 5436, Page 727, in the Register's Office for Davidson County, Tennessee.
c. Agreement for Dedication of a Private Utilities Easement of record in Instrument No. 20190814-0080841, in the Register's Office for Davidson County, Tennessee.
d. Utility Easement of record in Book 7565, Page 405, in the Register's Office for Davidson County, Tennessee.
e. Gas, Electrical and Plumbing Permit of record in Book 11147, Page 776, in the Register's Office for Davidson County, Tennessee.
f. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 9032 South Harpeth Court, Nashville, TN 37221.

M&H File #: **26-225**

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 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, its 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 16th day of April, 2026.

Vincent L. Smith

Nancy L. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April, 2026, before me personally appeared Vincent L. Smith and Nancy L. 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 16th day of April, 2026.

Notary Signature
My commission expires:

EMILY H PROPHET
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/24/2027
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-225**

Exhibit "A"

Tract 1:

Beginning at a point on the northerly margin on an unnamed 50 feet road located westwardly 810 feet, more or less, from the intersection of the westerly margin of South Harpeth Road, said point of beginning also being the southeasterly corner of the Jimmy Wayne Odum property (Book 4392, page 124 and Book 4890, page 707, both in the Register's Office for Davidson County, Tennessee); thence, from said point of beginning and with Odum's casterly property line north 5 degrees 00 minutes west 200 feet to a point; thence, with Odum's northerly property line south 86 degrees 00 minutes west 414.0 feet to the southeasterly corner of the Howard D. Derrick, et alia, property (Book 4606, page 397, said Register's Office); thence, with Derrick's easterly property line North 2 degrees 00 minutes cast 286.0 feet to a point in the southerly line of the Raymond Edward Harville property (Book 4914, page 33, said Register's Office); thence with the property lines of Harville, south 85 degrees 00 minutes east 210.0 feet; south 2 degrees 00 minutes east 52 feet; north 82 : degrees 00 minutes east 50.0 feet; north 89 degrees 30 minutes east 62,0 feet to a point at the northwesterly corner of the Howard D. Derrick property (Book 461, page 220, said Register's Office); thence with Derrick's property lines south 2 degrees 00 minutes west 171.8 feet; thence north 86 degrees 00 minutes east 114.1 feet; south 5 degrees 00 minutes east 230.0 feet to a point on the northerly margin on unnamed road; thence with said margin south 89 degrees 00 minutes west 30.0 feet to the point of beginning.

Being all of the property conveyed to Vincent L. Smith and wife, Nancy L. Smith, by deed from Alicia J. Henry and husband, William Mark Henry, of record in Instrument No. 20110405-0026059, dated February 11, 2011, Register's Office for Davidson County, Tennessee.

Tract 2:

A BEGINNING at an iron rod situated at the southwest corner of the William Mark Henry and Alicia J. Henry property as of record in Deed Bock 6320, Page 985, Register's Office of Davidson County, Tennessee, said point also being situated in the northerly line of the Jimmy W. Odum property as of record in Deed Book 4890, Page 707, Register's Office of Davidson County, Tennessee. Thence N. 86 degrees 43' 24" E, a distance of 92.61 feet to a point; thence S. 03 degrees 02' 40" E, a distance of 100.38 feet to a point; thence S. 88 degrees 05' 39"W, a distance of 636.20 feet to a point; thence S. 84 degrees 50' 05"W, a distance of 545.88 feet to a point; thence N. 02 degrees 52' 27" W, a distance of. 150.00 feet to a point; thence S. 89 degrees 44' 32"E, a distance of 551.02 feet to a point; thence N. 88 05' 39" E, a distance of 538.52 feet to the point of beginning and containing 3.0 acres of land more or less.

Being all of the property conveyed to Vincent L. Smith and wife, Nancy L. Smith, by Deed from Alicia Jane Henry and William Mark Henry, of record in Instrument No. 20260414-0030238, dated April 13, 2026, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 4/16, 2026

Affiant Signature 4/16/2026 Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 16th day of April, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY