Karen Johnson Davidson County
Batch# 1409114 DEEDWARR
04/21/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20260421-0032802

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $274,900.00.

Affiant

Subscribed and sworn before me this the 17th day of April, 2026.

Notary Public
My commission expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michaela Smith 1834 Shaylin Loop Antioch, TN 37013	First Bank 722 Columbia Ave. Franklin, TN 37064	173-05-0A 034.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RACHEL HICKMAN, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAELA M. SMITH, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 34 of Barnes Crossing, Phase One, together with appurtenant interest in common areas, as established by Master Deed of record in Instrument No. 20050721-0084791, re-record in Instrument No. 20050805-0092480, Register's Office for said County, and being shown on plan attached thereto, as amended in Instrument No, 20051114-0136938, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Hickman, an unmarried woman, by deed dated 05/13/2022, from Meraj Aziz and Faryal Idrees, husband and wife, of record in Instrument No. 20220520-0058785, Register's Office for said County. The said Tanner Jarvis is joining in this conveyance to convey any and all marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.
Subject to Exhibit A attached hereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1834 Shaylin Loop, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of April, 2026.

Rachel Hickman

Tanner Jarvis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachel Hickman and Tanner Jarvis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 17. 2026

Affiant Signature

21st day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028