Karen Johnson Davidson County
Batch# 1411915 DEEDWARR
04/27/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,593.70
20260427-0036606

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8851-GD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $701,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Smith and Lorri Smith 957 Century Oak Drive Nashville, TN 37211	New Owner	180 04 0A 129.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael P. Dodd, individually, and as Special Conservator for his wife, Christine Krysiak Dodd, a/ka Christine A. Dodd** (individually and/or collectively, "Grantor"), transfer and convey unto **Joel Smith and Lorri Smith, husband and wife** (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 Lot No. 50 on the Plan of Highland Creek, Section Two, of record in Instrument No. 20030424-0055118 as corrected in Surveyor's Certificate of Correction of record in Instrument No. 20050310-0026513, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael P. Dodd and Christine A. Dodd, husband and wife, by Warranty Deed from Melodie C. White, unmarried, of record in Instrument No. 20241017-0080753, in the Register's Office of Davidson County, Tennessee, dated October 17, 2024 and recorded on October 17, 2024. Christine Krysiak Dodd and Christine A. Dodd are one and the same person.

Being the same property conveyed to Melodie C. White and Tony R. White, wife and husband, by Warranty Deed from Larkin Frazier and wife, Dawn M. Frazier, of record in Instrument No. 20170907-0092089, in the Register's Office of Davidson County, Tennessee, dated July 21, 2017 and recorded on September 07, 2017. The said Tony R. White died on February 22, 2019, leaving Melodie C. White as surviving tenant by the entirety.

Michael P. Dodd has been appointed as Special Conservator for the said Christine Krysiak Dodd, also known as Christine A. Dodd, with authority to sell the Property described herein as evidenced by those certain Letters of Conservatorship – Adult issued by the District Court for Larimer County, Colorado, Case No. 2026PR30225, and executes this instrument individually and in his capacity as such Special Conservator.

This is improved property located at: **957 Century Oak Drive, Nashville, TN 37211.**

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 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 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 27th day of April, 2026.

~~GRANTOR:~~

Michael P. Dodd
Signed with Stavvy

Michael P. Dodd

The ~~Special Conservatorship of Christine~~ Krysiak Dodd a/k/a Christine A. Dodd

By: Michael P. Dodd
Signed with Stavvy

Michael P. Dodd, Special Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Michael P. Dodd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2026.

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: _____

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

~~STATE OF TENNESSEE~~
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Michael P. Dodd, as Special Conservator for Christine Krysiak Dodd a/k/a Christine A. Dodd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2026.

Charles D Lightsey
Signed with Stavvy

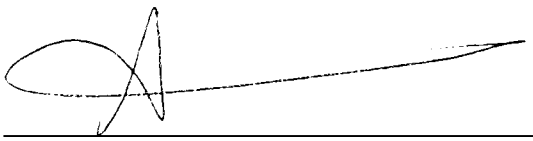
Notary Public
My Commission expires: _____

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 27, 2026**.



Affiant Signature — Date: **04/27/2026**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 27, 2026**.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

