Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-8846-CL

Karen Johnson
Batch # 1413658
04/30/2026 09:34:25 AM
Fees: $13.00 Taxes: $1,368.63

Davidson County
DEEDWARR
2 pgs

20260430-0038229

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $369,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2026.

Notary Public
My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cody D. Smith 209 McCall Street Nashville, TN 37211	New Owner 2541 Waterhaven Dr Chattanooga, TN 37406	133 02 0 337.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Catherine L. Billups-Confer and Megan Billups-Confer, a married couple** (individually and/or collectively, "Grantor"), transfer and convey unto **Cody D. Smith, unmarried man** (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. 19 on the Map of THE MCLESTER ADDITION TO NOLEN HEIGHTS, as shown on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine L. Confer and Megan Billups-Confer, A Married Couple, by Warranty Deed from JRB Realty LLC, A Tennessee Limited Liability Company and HEVA LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20221221-0131633, in the Register's Office of Davidson County, Tennessee, dated December 20, 2022 and recorded on December 21, 2022.

Catherine L. Confer now known as Catherine L. Billups-Confer

This is improved property located at: **209 McCall Street, 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 I/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 I/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 29th day of April, 2026.

GRANTOR:

Megan Billups-Confer

Catherine L. Billups-Confer

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Megan Billups-Confer and Catherine L. Billups-Confer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30