WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2026.

Notary Public
COMMISSION EXPIRES: 4-7-2026

STATE OF TENNESSEE NOTARY PUBLIC
BARBARA A. MOSLEY
COUNTY OF DAVIDSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1413796 DEEDWARR
04/30/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260430-0038459

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Paul Manuel Shasta Rene Manuel	NEW OWNER	097-02-0A-365-00
(NAME)	(NAME)	
18800 Saddle River Drive		
(ADDRESS)	(ADDRESS)	
Edmond, OK 73012		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SM2M, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Paul Manuel and Shasta Rene Manuel, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, 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. 365 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, (erroneously referenced as Phase 40 in prior deed) of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SM2M, LLC, a Texas Limited Liability Company, by Warranty Deed from Bethann Grace Hood, of record in Instrument No. 20211026-0143809, dated October 22, 2021, recorded October 26, 2021, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2519 River Trail Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 29th day of April, 2026.

SM2M, LLC, a Texas Limited Liability Company

By: _____
Marty R. Montgomery, Manager

By: _____
Jarod Sadler, Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jarod Sadler,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Member for SM2M, LLC, the within named bargainor, a LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jarod Sadler, as such Member.

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

_____
~~S. Nikon Pressley~~ Notary

Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MM

State of Texas

County of Travis

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Marty R. Montgomery,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager for SM2M, LLC, the within named bargainor, a LLC, and that he as such Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Marty R. Montgomery, as such Manager.

WITNESS my hand and seal this 28 day of April, 2026.

Notary Public

Commission Expires: 04-29-28

KIT CAMARATA
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-29-28
Notary ID # 12560682-4

Certificate of Authenticity

I, Anthony N. Greco, 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 the 30th day of April, 2026.

Anthony N. Greco, Affiant — 04/30/2026 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30th day of April, 2026.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027