PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1414965 DEEDWARR
05/01/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,985.90
20260501-0039115

Ivey Title, LLC Ref: (DL) Title No.: 64433
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Smith 1916 Kingsbury Drive Nashville, TN 37215	Same As New Owner

TAX MAP PARCEL NUMBERS: 10415034200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$807,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Charles Neff, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 66 on the plan of Belair, as of record in Book 3332, page 6, of the Register's Office for said County.

Said part of Lot No. 66 fronts 60 feet on the northerly side of Westwood Avenue, and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Robert J. Neff and wife, Ruth H. Neff, by Warranty deed from Avery Leiserson and wife, Winifred Leiserson, dated October 7, 1960 and recorded on October 11, 1960, of record in Book 3135, page 271, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated December 4, 1996 recorded December 5, 1996, of record in Book 10282, page 578, said Register's Office, subject proeprty was conveyed to Robert J. Neff. The said Robert J. Neff has since died. The Last Will and Testament of Robert J. Neff of record in Docket No. 07P139 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Ruth H. Neff as Executrix of the Estate of Robert J. Neff. The said Ruth H. Neff, as Executrix of the Estate of Robert J. Neff, conveyed subject property to Ruth H. Neff by Quitclaim deed dated January 12, 2008, recorded January 28, 2008, of record in Inst. No. 20080128-0008626, said Register's Office. The said Ruth H. Neff has since died. The Last Will and Testament of Ruth H. Neff, of record in Case No. 19P507, in the Seventh Circuit Court for Davidson County, Tennessee, appointed Susan Gale Neff as Executrix of the Estate of Ruth H. Neff. The said Susan Gale Neff, Executrix of the Estate of Ruth H. Neff, conveyed subject property to John Charles Neff by Executor's Quitclaim deed dated December 4, 2020, recorded December 14, 2020, of record in Inst. No. 20201214-0146254, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 6, said Register's Office.

This is improved property, known as 2116 Westwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2026.

John Charles Neff

State of Tennessee

County of Davidson

On this 28th day of April, 2026 before me the undersigned authority, personally appeared John Charles Neff, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $807,000.00.

Affiant

Sworn and subscribed before me this _____ day of April, 2026

Notary

My Commission Expires: _____

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/28/2026 (date of document).

Date: 5/1/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 1st day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2028