Karen Johnson Davidson County
Batch# 1415197 DEEDWARR
05/04/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20260504-0039424

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00 Affiant Subscribed and sworn to before me, this 29th day of April, 2026. Notary Public My Commission Expires: 11-25-2028

WARRANTY DEED

Address New Owner: Matthew Wallace and Ana Amodaj 2260 Castleman Drive, Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-01-3A-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JARED SMITH, UNMARRIED, AND JESSICA SMITH, UNMARRIED,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW WALLACE, UNMARRIED AND ANA AMODAJ, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B", as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 2258 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160719-0074264, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Jared Smith and Jessica Smith, husband and wife by Deed dated August 28, 2020 from Benjamin Marion Blackmon, Jr. and Lori Potts Blackmon, husband and wife, recorded August 31, 2020, in Instrument Number 202008310098432, in the Official Records of Davidson County, Tennessee.

Jared Smith and Jessica Smith being legally divorced pursuant to that Final Divorce Decree dated April 7th, 2026, Docket No. 25D1275 in the third circuit court for Davidson County, Tennessee.

This is improved property commonly known as: **2260 Castleman Drive, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2026.

JARED SMITH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JARED SMITH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2026.

JESSICA SMITH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA SMITH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of April 2026.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/29/2026.

Date

Affiant Signature

4/29/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

