This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $285,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires: 3-20-28

Karen Johnson Davidson County
Batch# 1415549 DEEDWARR
05/05/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260505-0040047

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cameron Smith and Regan Leigh Smith 2713 Edge O Lake Dr. Nashville, TN 37217	NFM Lending, LLC 1190 Winterson Road, Suite 300 Linthicum, MD 21090	149-04-0 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, YOLANDA E. NEAL A/K/A YOLANDA EVETTE NEAL HOSEY AND KHAN VANARDO DESHAWN HOSEY, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAMERON SMITH AND REGAN LEIGH SMITH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Edge-0-Lake Estates, Section 2 of record in Plat Book 3600, Page 72, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Yolonda E. Neal, unmarried, by deed dated 02/15/2002, from Joel E. Helton and wife, Judy Helton, of record in Instrument No. 20020222-0022983, Register's Office for said County.

Khan VanArdo DeShawn Hosey, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2713 Edge O Lake Dr., Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 29 day of April, 2026.

Yolanda Neal Hosey

Yolanda E. Neal a/k/a Yolanda Evette Neal Hosey

STATE OF TENNESSEE
COUNTY OF Davidson

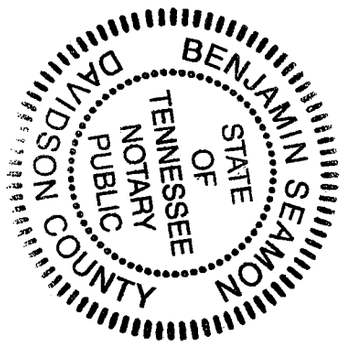
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yolanda E. Neal a/k/a Yolanda Evette Neal Hosey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/29/26. (date of document).

Affiant Signature

5/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

