Karen Johnson Davidson County
Batch# 1421927 DEEDWARR
05/19/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20260519-0044656

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454166

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $472,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2026.

Carmen Coats
Notary Public
My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maxon Seckman and Parker Seckman 4512 Indiana Avenue Nashville TN 37209	OLD NATIONAL BANK 205 E. CHICAGO BLVD 2nd FLR TECUMSEH, MI 49286	Tax Parcel ID No. 091 12 0 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelley E. Smith and Carolyn Ferguson, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maxon Seckman and Parker Seckman, husband and wife, as tenants by the entirety** ("Grantees"), its 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 the southerly half of Lots Nos, 421 and 423 of Block 84, PLAN NO. 1, WEST NASHVILLE, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 421 and 423 front together 60 feet on the Northerly side of Indiana Avenue and run back between parallel lines, with the Easterly margin of 46th Avenue North, formerly 5th Street, 75 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Shelley E. Smith and Carolyn Ferguson as Joint Tenants, With Right of Survivorship, by Quitclaim Deed from Shelley E. Smith, of record in Instrument No. 20210128-0012843, in the Register's Office of Davidson County, Tennessee, dated January 22, 2021 and recorded on January 28, 2021.

Being the same property conveyed to Shelley E. Smith, unmarried, by Warranty Deed from Holly Mercer Singletary and husband, Darryl Singletary, of record in Instrument No. 20120601-0047573, in the Register's Office of Davidson County, Tennessee, dated May 31, 2012 and recorded on June 01, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74-75.

This is improved property located at 4512 Indiana Avenue Nashville TN 37209

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of May, 2026.

Shelley E. Smith

Carolyn Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelley E. Smith and Carolyn Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2026.

CHAD T. HEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 7. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028