Karen Johnson Davidson County
Batch# 1424798 DEEDWARR
05/26/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260526-0047307

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00

Affiant

Subscribed and sworn to before me, this 22 day of May, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Peter K Smith **Christy B Smith**		**06108020400**
1130 Winding Way		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lesueur Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter K Smith and Christy B Smith, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 11, Block C,Plan of Section No. 1, Jackson Park, of record in Plat Book 843, Page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lesueur Construction Co., a Tennessee corporation, by Quitclaim Deed from Lesueur Construction Co., a Tennessee corporation, dated October 29, 2021, of record in Instrument No. 20211122-0154559, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Lesueur Construction Co., a Tennessee corporation, by Warranty Deed from James T Camp and Jessica Camp, husband and wife, dated August 4, 2021, of record in Instrument No. 20210810-0108003, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1130 Winding Way, Nashville, TN 37216.

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 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 in 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 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.

_____ Date: 5-22-26

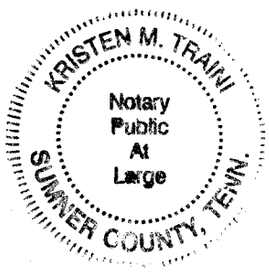
Lesueur Construction Co.
BY ERIC J LESUEUR, PRESIDENT

STATE OF TN
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ERIC J LESUEUR** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are PRESIDENT of LESUEUR ONSTRUCTION CO and that they are authorized by LESUEUR CONSTRUCTION CO to execute this instrument on its behalf.

Witness my hand this 22 day of **MAY, 2026.**

_____
Notary Public
My commission expires: 10/24/2028



Certificate of Authenticity

I, Jennifer Russell, 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 5/22/2026
Date

Jennifer Russell
Affiant Signature

5/22/2026
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.