Karen Johnson
Batch # 1426848
06/01/2026 10:39:44 AM
Fees: $13.00 Taxes: $2,127.50
Davidson County
DEEDWARR
2 pgs
20260601-0048995

(1)

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611334

After Recording Return To The Above.

State of Tennessee, County of Williamson

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$575,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of May 2026.

Notary Public
My Commission Expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
May 20, 2028

WARRANTY DEED

THIS INDENTURE, made this 28th day of May 2026, among:

ZACHARY SMITH AND CORINNE CARLTON-SMITH, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN GIRDLER AND CORNELIA FRANCES GIRDLER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Seven, Boone Trace at Biltmore, a plat of record in Instrument No. 20011003-0107279, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Smith and Corinne Carlton-Smith, husband and wife by deed from Emina Radovic and Milos Radovic, wife and husband, dated May 17, 2024, of record in Instrument No. 20240521-0037777, Register's Office for Davidson County, Tennessee.

Being also known as 8128 Settlers Way, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Zachary Smith

Corinne Carlton-Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Zachary Smith and Corinne Carlton-Smith, the within named bargainor(s), 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 and official seal this 27 day of May 2026.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: John Girdler and Cornelia Frances Girdler
Address: 8128 Settlers Way
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Legacy Home Loans, LLC dba Steadfast Mortgage
Address: 2 Cadillac Drive,
City, State, Zip: Brentwood, TN 37027

Tax ID: 126-15-0A-289.00