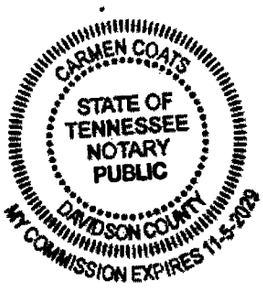
Karen Johnson Davidson County
Batch# 1427023 DEEDWARR
06/01/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,894.25
20260601-0049277



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,052,500.00

Affiant

Subscribed and sworn to before me, this 26TH day of MAY, 2026.

Carmen Coats
Notary Public
My commission expires: 11/5/29

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:
The Jack Owen Ingram GC – 2000	NEW OWNER	**08216014100**
13405 Byrds Nest Dr.		
Austin, TX 78738		

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,

Peter Smith and Christy Smith, husband and wife

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

The Jack Owen Ingram GC – 2000 Trust

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. 68, Plan of Barrow's Addition to Edgefield, of record in Plat Book 1, Page 13 (as erroneously referred to as Page 15 in prior deed), Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Peter Smith and Christy Smith, husband and wife, by Warranty Deed from Mark A Miller and wife, Erin E Miller, dated August 12, 2022, of record in Instrument No. 20220815-0092403, 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 810 Russell St, Nashville, TN 37206.

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.

Peter K Smith Date: 5/22/26
Peter Smith

Christy Smith Date: 5/22/26
Christy Smith

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Peter Smith and Christy Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of May, 2026.

NOTARY PUBLIC

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

My Commission Expires: 10/24/2028

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 22. 2026

Affiant Signature

1st day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 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