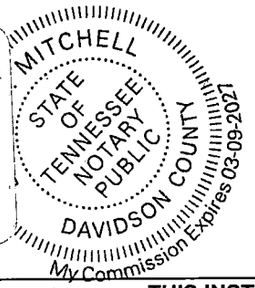
WARRANTY DEED

Karen Johnson
Batch # 1427201
06/02/2026 11:31:44 AM
Fees: $13.00 Taxes: $1,890.70
Davidson County
DEEDWARR
2 pgs
20260602-0049482



G-C-26-2712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aliya Finlay and Julie Greenfield	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**073-13-0-117.00**
2712 Mailan Drive	3940 N. Ravenswood Ave 2nd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON LEE SMITH AND RACHEL R. HARLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALIYA FINLAY, A SINGLE WOMAN AND JULIE GREENFIELD, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 31 on the Plan of Mailan Heights of record in Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 55.8 feet on the southerly side of Mailan Drive and runs back between parallel lines 164.2 feet on the westerly line and 152 feet on the easterly line, to a dead line in the rear on which it measures 102.1 feet.

Being the same property conveyed to Brandon Lee Smith and Rachel R. Harley, married couple by Warranty Deed from Teddy L. Smith and Greta S. Smith, husband and wife of record in Instrument No. 20211122-0154740 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 22, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2019, Page 63, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2712 Mailan Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28th DAY OF MAY, 2026.

Brandon Lee Smith

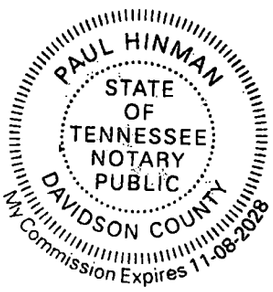
Rachel R. Harley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON LEE SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

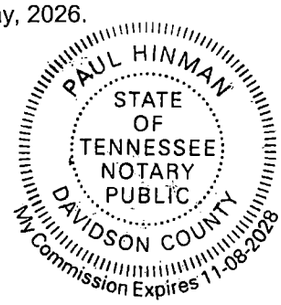


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL R. HARLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212