Karen Johnson Davidson County
Batch# 1427516 DEEDWARR
06/03/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260603-0049972

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~AUGUST 19, 2028~~ May 24, 2028
(AFFIX SEAL)

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11275

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cody McCliss, Nathanael A. Crandall and Kale D. Poulsen 3310 Olsen Lane Nashville, TN 37218	Cody McCliss, Nathanael A. Crandall and Kale D. Poulsen 3310 Olsen Lane Nashville, TN 37218	080-04-0-102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen M. Smith, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cody McCliss, a single person and Nathanael A. Crandall, a single person and Kale D. Poulsen, a single person, tenants in common,** hereinafter called the Grantees, their successors 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(s) 519, as shown on the map entitled Section Eight, Bordeaux Hills, of record in Plat Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN L. SMITH AND WIFE, CARRIE J SMITH, by deed from WILLIAM G. PIPPIN, JR. AND WIFE, TERESA M. PIPPIN, of record in Book 4584, page 98, dated March 14, 1972, said Register's Office.

John L. Smith having since died in 1988 leaving Carrie J. Smith the surviving tenant by the entirety.

Carrie J. Smith having since died testate on December 23, 2006 devising subject property to Samuel A. Smith and wife, Helen M. Smith pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 07P173 and a certified copy of record in Instrument No. 20080613-0061265, said Register's Office.

Samuel A. Smith having since died on January 5, 2019 leaving Helen M. Smith the surviving tenant by the entirety.

Map-Par. 080-04-0-102.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3310 Olsen Lane, Nashville, TN 37218**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of May, 2026

Brenda Manning, Attorney-in-Fact for Helen M. Smith
Brenda Manning, Attorney-in-Fact for Helen M. Smith

STATE OF TENNESSEE

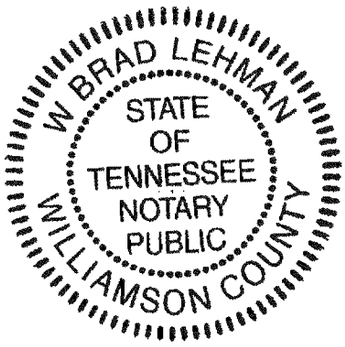
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brenda Manning, Attorney-in-Fact for Helen M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of May, 2026.

W Brad Lehman
Notary Public

My Commission Expires: August 19, 2028



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 28th, MAY 2026.

Custodian's Signature — 05/29/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 29 day of MAY 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

