Karen Johnson Davidson County
Batch# 1427663 DEEDWARR
06/03/2026 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20260603-0050175

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39186-04-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $390,000.00 Affiant Subscribed and sworn to before me this 29th day of May, 2026. Notary Public My Commission Expires: 3/16/30

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Joann S. Jauregui Natividad 5036 Trailwater Drive Antioch, TN 37013	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 17602003100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason L. Smith and Dawn Renee Daniel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joann S. Jauregui Natividad, unmarried woman and Jenny N. Jaureui Natividan, married woman, currently residing at 1671 Fort Campbell Blvd STE 4, Clarksville, TN 37042, United States** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5036 Trailwater Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27 day of May, 2026.

Jason L. Smith

Dawn Renee Daniel

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason L. Smith and Dawn Renee Daniel, 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, at office, this 21 day of May, 2026.

My Commission Expires:
9/24/29

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-24-2029

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Section 15 Peppertree Forest, as of record in Plat Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason L. Smith, an unmarried man, by deed dated June 29, 2017 from Braulio Enriquez, unmarried, of record in Instrument No. 20170705-0067139, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 27, 2017 of record in Instrument No. 20170727-0076379, Register's Office for Davidson County, Tennessee, Jason L. Smith, unmarried conveyed subject property to Gerald G. Patterson, Trustee, who subsequently conveyed subject property to Jason L. Smith, unmarried and Dawn Renee Daniel, unmarried.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 7982, page 736, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Peppertree Forest of record in Book 8757, page 607, Book 9036, page 719, and Book 9004, page 514, Book 9157, page 711, Book 9287, Page 698, Book 9455, page 801 and Book 9664, page 162, Register's Office for Davidson County, Tennessee.
4. By-Laws of Peppertree Forest Homeowners Association, of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 574, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Plat Book 6900, Page 943, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

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 5/27/26 (date of document).

Jennifer Russell
Affiant Signature

6/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~May~~ June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

