ADDRESS NEW OWNER: Mary Kathryn Charlton
301 Autumn Chase Drive
Nashville, TN 37214

SEND TAX BILL TO: FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL NOS. 084-04-0A-301.00CO

Karen Johnson Davidson County
Batch# 1427800 DEEDWARR
06/04/2026 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20260604-0050342

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sherri Ruth Smith Hoskins, Gayle Leigh Smith Lawson, and Cindy Smith Charlton, as tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mary Kathryn Charlton, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 301 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," from Ruth B. Smith, unmarried, by Quitclaim Deed recorded on July 14, 2020, in Instrument No. 20200714-0076842, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherri Ruth Smith Hoskins, Gayle Leigh Smith Lawson, and Cindy Smith Charlton, as tenants in common, from Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," by Quitclaim Deed of record in Instrument No. 202606040050341, Register's Office for Davidson County, Tennessee.

This is property with a common address of 301 Autumn Chase Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record on the Boundary Plat of Autumn Chase of record in Plat Book 6900, page 609, Register's Office for Davidson, Tennessee.(3) Master Deed and Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Autumn Chase Condominiums of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee.(4) By-Laws of Autumn Chase Homeowners Association of record in Book 7718, page 477 (shown as Exhibit "C" in the Master Deed), as amended in Instrument No. 20050823-0100514 and Instrument No. 20150121-0005716, Register's Office for Davidson County, Tennessee.(5) Restrictive Covenants of record in Book 7499, page 227, Register's Office for Davidson County, Tennessee.(6) Deed and Sewer Easement of record in Book 6113, page 475, Register's Office for Davidson, Tennessee.(7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6695, page 7; Book 6910, page 605; and Book 7240, page 692, Register's Office for Davidson, Tennessee.(8) All matters set forth in the Warranty Deed of record in Book 7499, page 227, Register's Office for Davidson, Tennessee, including but not limited to a 30' driveway easement; a 30' turnaround easement; a utility easement; and an agreement to maintain detention basin.(9) Charter of Autumn Chase Homeowners Association of record in Book 7728, page 111, Register's Office for Davidson, Tennessee.(10) Certification of Trust of the Ruth B. Smith Living Trust, dated June 25, 2020 of record in Instrument No. 20250305-0016630, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of May 2026.

Sherri Ruth Smith Hoskins

Sherri Ruth Smith Hoskins

Gayle Leigh Smith Lawson

Cindy Smith Charlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sherri Ruth Smith Hoskins, Gayle Leigh Smith Lawson, and Cindy Smith Charlton, as tenants in common,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 29th day of May 2026.

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 22 2030

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is ~~$388,000.00~~ $384,000.00.

Affiant

Subscribed and sworn before me this 29th day of May 2026.

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 22 2030

Notary Public
My Commission Expires:

File No. 2605-045

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am 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 29, 2026 (date of document).

Signature of above

05/29/2026

Date

State of Tennessee

County of Davidson

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

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2030

202606040050342