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PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1427693 DEEDWARR
06/04/2026 10:41:50 AM 2 pgs
Fees: $13.00 Taxes: $4,828.50
20260604-0050462

Ivey Title, LLC Ref: (DL) Title No.: 64466
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica S Ancker John R Affleck 3511 Central Avenue Nashville, TN 37205	**SmartBank** **Po Box 1910** **Pigeon Forge, TN 37868**

TAX MAP PARCEL NUMBERS: 104-05-0-381.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynn Enterline, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica S Ancker and John R Affleck, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Richland Realty Company's Second Subdivision Division "B" of record in Book 332, page 92, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lynn Enterline, unmarried, by Warranty deed from Charles E. Greer and Kristen Greer, recorded April 17, 2007, of record in Inst. No. 20070417-0045729, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 92, said Register's Office.

This is improved property, known as 3511 Central Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2026.

Lynn Enterline

Lynn Enterline

State of Tennessee

County of Davidson

On this 1st day of June, 2026 before me the undersigned authority, personally appeared Lynn Enterline, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,305,000.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2026.

Lydia H Weaver

Notary

My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY