Karen Johnson Davidson County
Batch# 1429932 DEEDWARR
06/09/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20260609-0052176

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Gutierrez Zavala, and David Jimenez	NEW OWNERS	
(NAME)	(NAME)	136-14-0-027.00
3041 RUNABOUT DR.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christopher Smith, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Linda Gutierrez Zavala and husband, David Jimenez,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 No. 27 on the Plan of Castlegate, Section I, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Smith, a single man by Warranty Deed from Nisar Ahmad Mohammadi of record in Instrument No. 20190730-0074722 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 30, 2019. Ashley Dampier joins in the conveyance of the above described property to convey any and all marital interest she may have as the spouse of Christopher Smith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 545 Castlegate Drive, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 5th day of June, 2026.

Ashley Dampier

Ashley Dampier

Christopher Smith

Christopher Smith

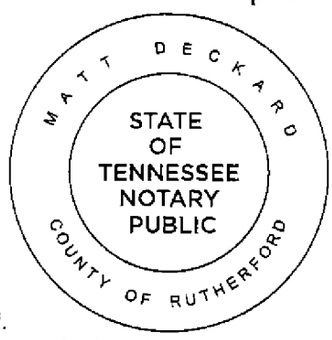
STATE OF TENNESSEE
COUNTY OF Rutherford

On this 5th day of June, 2026, before me personally appeared Christopher Smith and Ashley Dampier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ June 5, 2026.

Affiant Signature

6/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of ~~May~~ June, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026