Karen Johnson Davidson County
Batch# 1431815 DEEDWARR
06/10/2026 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $8,861.50
20260610-0052605

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*

Ivey Title, LLC Ref: (LM) Title No.: 64456
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Luke Smiley & Amanda Smiley 5134 Stanford Drive Nashville, TN 37215	**New Owner** **Property**

TAX MAP PARCEL NUMBERS: 13109001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Roberts Alley, Jr. and Fronda T. Alley, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luke Smiley and Amanda Smiley, husband and wife,** 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. 3 on the Revised Plan of Westwood of record in Book 974, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to E. Roberts Alley, Jr. and Fronda T. Alley, husband and wife by Warranty Deed from Nancy Tuck, Trustee, Trustee of the Land Trust Agreement dated June 2, 2017, dated December 10, 2020, and recorded on December 15, 2020, of record in Instrument No. 20201215-0148106, Register's Office for Davidson County, Tennessee. Fronda Throckmorton Alley and Ernest Robert Alley, Jr., have since been divorced by Final Decree of Record in Docket No. 25D-514 of the third circuit court for Davidson County, TN.

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 974, page 14, said Register's Office.

This is improved property, known as 5134 Stanford Drive, Nashville, TN 37215

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 5th day of June, 2026.

E. Roberts Alley, Jr.

Fronda T. Alley

State of Tennessee
County of Davidson

On this 5th day of June, 2026, before me the undersigned authority, personally appeared **E. Roberts Alley, Jr.**, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

State of Tennessee
County of Davidson

On this 5th day of June, 2026, before me the undersigned authority, personally appeared **Fronda T. Alley**, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

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: $2,395,000.00.

Affiant

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

Notary

My Commission Expires: _____

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

Certificate of Authenticity

I, Krystal Schuster, 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 6/5/26.

Date

Affiant Signature

6/5/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)