WARRANTY DEED

Karen Johnson Davidson County
Batch# 1434938 DEEDWARR
06/16/2026 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260616-0054699

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-03-29
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0667

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Austin Wade Smock	Austin Wade Smock	162-12-0B-067.00-CO
(NAME)	(NAME)	
1345 Bell Road Unit 436	1345 Bell Road Unit 436	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRESERVATION CAPITAL, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN WADE SMOCK, UNMARRIED MAN,** 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 Unit No. 16C of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime of record at Instrument No. 20020722-0087814, Register's Office for Davidson County, Tennessee, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean D. Dotson by Warranty Deed from Betty Belle Peery of record in Instrument No. 20150302-0017894, Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 02, 2015.

Being the same property conveyed to Preservation Capital, LLC, Series B by Quitclaim Deed from Jean D. Dotson of record in Instrument No. 20150401-0028230, Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on April 01, 2015.

Being the same property conveyed to Preservation Capital, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Don W. Dotson being authorized as Co-Chief Manager of Preservation Capital, LLC, a Series B Tennessee Limited Liability Company of record in Instrument No. 20220105-0002224, Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 05, 2022.

unimproved ☐
This is improved ☑ property, known as 1345 Bell Road Unit 436, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 15th day of June, 2026

Preservation Capital, LLC

BY: Don W. Dotson
Don W. Dotson
Co-Manager

BY: Laurie Netterville
Laurie D. Netterville
Co-Manager

STATE OF TN
COUNTY OF Williamson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Don W. Dotson and Laurie D. Netterville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself and herself to be the Co-Managers of Preservation Capital, LLC, a Tennesee Limited Liability Company, the within named bargainor, a limited liability company, and that [s]he as such Co-Managers, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself and herself as Co-Managers.

Witness my hand and seal, this 15th day of June, 2026.

Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 June 15, 2026.

Signature

June 15, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY