Karen Johnson Davidson County
Batch# 1434955 DEEDWARR
06/17/2026 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260617-0054734

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$445,000.00**

Subscribed and sworn to before me this 12 day of June, 2026.

Notary Public **Affiant**
My Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Harvey Duarte **195 Dry Creek Rd** **Goodlettsville, TN 37072**	Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226	**033-03-0-005.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **David A. Smith and Julianne Smith, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Harvey Duarte, a single person**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Section One, Solitude Acres, Part One, of record in Plat Book 3700, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID A. SMITH AND JULIANNE SMITH, HUSBAND AND WIFE, by Warranty Deed from KENNETH SHEPARD AND WIFE, CHARLOTTE SHEPARD, of record by Instrument No. 20141216-0114911, dated December 12, 2014, said Register's Office.

This is ( ) unimproved (X) improved property known as: 195 Dry Creek Rd, Goodlettsville, TN 37072.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th day of June, 2026.

David Smith aka David A. Smith

Julianne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~**Davin Freeman Park,**~~ Mary Birthright (not) a Notary Public in and for said County and State, **David Smith and Julianne Smith,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 9th day of June, 2026.

NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12. 2026

Affiant Signature

16th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028