WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435160 DEEDWARR
06/17/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260617-0054983

File #**26-TC-3144-C**

(SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jeremy Rutherford (NAME)	New Owner (NAME)	
3144 Penn Meade Way (ADDRESS)	(ADDRESS)	**052 13 0B 388.00**
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RANDALL G. SMITH, A MARRIED MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JEREMY RUTHERFORD, A SINGLE MAN,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3 on the Plan of RIVER GLEN PHASE 6, of Record in Plat Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571; amendment recorded in Instrument No. 20040915-0111299; resolution recorded in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record as Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall G. Smith, an unmarried man, by Warranty Deed from Teri Deel, An Unmarried Woman, of record in Instrument No 20180301-0019537, in the Register's Office of Davidson County, Tennessee, dated February 26, 2018 and recorded on March 01, 2018.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM PLAT RIVER GLEN PLANNED UNIT DEVELOPMENT PHASE 6, as recorded in Instrument No. 20050602-0062805.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER GLEN OPEN SPACE ONE PART OF A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20030319-0036614.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PLAN OF RIVER GLEN Condominium of record in Book 7566 Page 571; Amendment in Instrument No. 20040915-0111299; Resolution recorded in Instrument No. 20040915-0111301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Declaration of Submission recorded in Instrument No. 20050713-0081132.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010816-0088874.
* Charter for River Glen Property Homeowners Association recorded as Instrument No. 20020425-0051348. Notice of Recordation recorded in Instrument No. 20201029-0126376.
* Common Open Space Deed recorded as Instrument No. 20041217-0150273 and recorded as Instrument No. 20071018-0123516
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **3144 Penn Meade Way, Nashville, TN 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the **4th** day of **June, 2026.**

Randall G. Smith

Daniel Storm Cardwell

The said **DANIEL STORM CARDWELL** is the spouse of **RANDALL G. SMITH** and joins herein to convey any and all marital interest **DANIEL STORM CARDWELL** may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2026, before me personally appeared Randall G. Smith, 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 4th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2026, before me personally appeared Daniel Storm Cardwell, 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 4th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/4/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

