THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9602-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 665,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2026. Notary Public MY COMMISSION EXPIRES: 11-5-29 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1436514 DEEDWARR
06/22/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260622-0055945

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Miguel Venable and Mary Raine Stone	NEW OWNER	
8238 Charlotte Pike		127-00-0-299.00
Nashville, TN 37221		
(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, **The Estate of Paul W. Smith, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Miguel Venable and Mary Raine Stone, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., as follows:

Beginning at an iron rod on the Northerly margin of Charlotte Pike, said point being the Southwestermost corner of the herein described parcel; thence following a fence line to the Northeast, North 08 degrees 53 minutes 00 seconds East, 1,160.85 feet to an iron rod, said point being the Northerlymost corner of the herein described parcel; thence South 15 degrees 28 minutes 44 seconds East, 913.63 feet to an iron rod, said point falling on the Northerly margin of Charlotte Pike; thence following the Northerly margin of Charlotte Pike, South 57 degrees 48 minutes 00 seconds West, 500.00 feet to the point of beginning; containing 218,671.20 square feet and/or 5.02 acres, more or less.

Being a portion of the property conveyed to F. Boone and wife, Mary Boone by Installment Deed from Anna E. Hooper, Sr and husband, H. H. Hooper, Sr., of record in Book 1235, Page 293, Register's Office for Davidson County, Tennessee, dated August 12, 1942 and recorded on August 14, 1942.

Said F. Boone having since died on or about November 14, 1958, leaving his wife, Mary Boone as the surviving tenant by the entireties.

Said Mary Boone having subsequently died on or about October 17, 1975. Her Last Will and Testament being probated in the Probate Court for Davidson County, Tennessee, Docket No. 62071. Her devisees being her three children: Barnnie B. Boone, Mary Edith Boone Smith, and Forest Elton Boone.

Forest Elton Boone having died on or about February 18, 1988. His Last Will and Testament being probated in Davidson County, Tennessee, see Will Book 163, Page 823, devised his interest in the property of Mary Boone, to his wife, Sue Corlew Boone.

Being a portion of the property conveyed to Mary Edith Boone Smith by Quitclaim Deed in Partition from Barnnie E. Boone and Sue Corlew Boone, of record in Book 8017, Page 196, Register's Office for Davidson County, Tennessee, dated December 28, 1989 and recorded on January 03, 1990.

Being the same property conveyed to Paul Wendell and Patricia J. Smith, as tenants by the entirety, by Quitclaim Deed from Mary Edith Boone Smith, of record in Instrument No. 20001012-0101441, in the Register's Office for Davidson County, Tennessee, dated October 10, 2000 and recorded on October 12, 2000; as affected by Deed of Correction of recorded on November 17, 2000, in Instrument No. 20001117-0114050, said Register's Office.

Being the same property conveyed to Paul Wendell Smith and wife, Patricia J. Smith by Quitclaim Deed from Paul Wendell and Patricia J. Smith, of record in Instrument No. 20100216-0011826, in the Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 16, 2019.

Patricia J. Smith having since died on or about January 08, 2023, leaving her husband, Paul Wendell Smith as the surviving tenant by the entireties.

Paul Wendell Smith having subsequently died on or about April 18, 2024.

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.

This is __ unimproved _X_ improved property known as **8238 Charlotte Pike, Nashville, TN 37221**

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 our hands this the 18 day of June, 2024.

The Estate of Paul W. Smith, Sr.

BY: _____
Michael P. Dolan
Its: Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael P. Dolan, Executor,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2024.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
Notary Public

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 18, 2026.

Tracey Perry
Signature

Date: 6-18-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 18th day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028