Karen Johnson Davidson County
Batch# 1437498 DEEDWARR
06/24/2026 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20260624-0056856

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carly Strickland, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Joel Smith and Greta Griffith Smith, 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 Unit B-3, as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carly Strickland, unmarried woman by Warranty Deed from Suzanne Strickland and Ira Andrew Strickland wife and husband of record in Instrument No. 20230608-0043614, Register's Office for Davidson County, Tennessee, dated June 06, 2023 and recorded on June 08, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2901 Blair Boulevard #B3, Nashville, TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Donald Joel Smith
Greta Griffith Smith
1205 Melvin Avenue
Maryville, TN 37083

RESPONSIBLE FOR TAX PAYMENT
First Bank
722 Columbia Ave.
Franklin, TN 37064

TAX MAP-PARCEL #:
104-10-0N-003.00

WITNESS THE EXECUTION HEREOF this 17th day of June, 2026.

Carly Strickland

Carly Strickland

State of Tennessee)
County of Davidson)

On this 17th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carly Strickland, the bargainor(s), 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.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 272,000.00.**

Aisha Underwood

Affiant

Sworn and subscribed before me on this the 17th day of June, 2026.

Notary Public

My Commission Expires: 12/19/28

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

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 17. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd 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

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