Karen Johnson Davidson County
Batch # 1437557 DEEDWARR
06/24/2026 10:51:59 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20260624-0056939

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39230	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2026. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Washburn and Sara Washburn 114 Bellebrook Circle Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 130050A01400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Elliott Gabriel Smith and Sara Darby Smith, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Scott Washburn and Sara Washburn, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Bellebrook Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 23rd day of June, 2026.

GRANTORS:

Elliott Gabriel Smith

Sara Darby Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elliott Gabriel Smith and Sara Darby Smith, 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, at office, this 23rd day of June, 2026.

Notary Public
My Commission Expires: 3/8/28

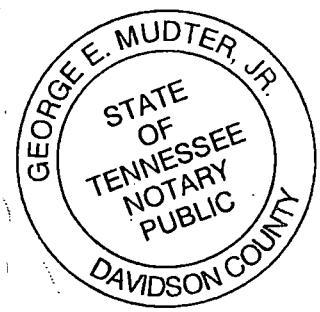


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of BELLEBROOK of record in Plat Book 5200, Page 442, amended by Book 5982, Page 32 and by Surveyors Certificate of Correction of record in Book 6087, Page 957 and Book 6941, Page 122 and amended in Instrument No. 20041230-0154555, Register's Office for said County to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elliott Gabriel Smith and Sara Darby Smith, husband and wife, by deed dated January 31, 2018 from Annette Dickenson Pappas, unmarried, of record in Instrument No. 20180202-0010954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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 record.
4. All matters appearing on the Plan of record as Book 5200, page 442, amended in Book 5982, page 32 and by Surveyors Certificate of Correction in Book 6087, page 957 and Book 6941, page 122 and amended in Instrument No. 20041230-0154555, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Bellebrook of record in Book 5938, page 212, amended in Book 6029, page 807, Book 9438, page 564, and in Book 9596, page 930, and Instrument No. 20171101-0112260, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Bellebrook Homeowners Association, Inc. of record in Instrument No. 20030521-0069311, Register's Office for Davidson County, Tennessee.