WARRANTY DEED

Karen Johnson Davidson County
Batch # 1437669 DEEDWARR
06/24/2026 02:01:08 PM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20260624-0057092

W-C-26-916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Wesley Smith and Leigh Anne B. Smith	**U.S. Bank National Association**	
(NAME)	(NAME)	
916 Acklen Ave	**2800 Tamarack Road**	**105-09-0-480.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Owensboro, KY 42301**	
(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, **ROBERT NOWINSKI, II AND ALEXIS NOWINSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN WESLEY SMITH AND LEIGH ANNE B. SMITH, HUSBAND AND WIFE,** 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:

Lot 1
Being the parcel of land shown as Parcel 480.00 on Davidson County Tax Map 105-09, also being shown as lot 1 on The Re-subdivision of Lot 1 Acklen Avenue Subdivision as of record in Instrument no. PI-202004220042095 and more particularly described as follows:

Beginning at a point on the north margin of Acklen Avenue (80' Right of Way), said point being the southwest corner of property conveyed to O.L.C. 914 Acklen Avenue Townhomes as of record in Instrument No. 201510080102551 of the Register's Office of Davison County, Tennessee.

Thence, following said north margin and curve to the right having an arc length of 49.69 feet, a radius of 1,075.00 feet, a central angle of 02 degrees 38 minutes 53 seconds, and chord bearding and length of South 76 degrees 46 minutes 38 seconds West, 49.68 feet to a point.

Thence, leaving said north margin and following a new line, North 11 degrees 48 minutes 38 seconds West, a distance of 225.00 feet to a point on the south margin of Metro Alley No. 659 (20' Right of Way);

Thence, following said south margin and a curve to the left having an arc length of 39.19 a radius of 850.00 feet, a central angle of 02 degrees 38 minutes 30 seconds, and a chord bearing length of South 76 degrees 45 minutes 24 seconds West, 39.18 feet to a point, said point being the northwest corner of said O.I.C 914 Acklen Avenue Townhomes property;

Thence following the west boundary of said O.I.C. 914 Acklen Avenue Townhomes property South 14 degrees 29 minutes 02 seconds East, a distance of 225.00 feet to the Point of Beginning.

Containing 9,998 square feet or 0.2295 acres.

Being the same property conveyed to Robert Nowinski, II and Alexis Nowinski, husband and wife by Warranty Deed from Paragon Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220201-0011754 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 01, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Book 57, Page 95, Book 6200, Page 320, and Book 8250, Page 342, Register's Office for Davidson County, Tennessee.

- All matters shown on the Plan of record as Instrument Number 202004220042095, Register's Office of Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical Recorded in Official Records Instrument Number 20201203-0140370
- Restrictions of record in Book 4968, Page 462, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Edgehill Urban Renewal Project of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 Acklen Ave, Nashville, Tennessee 37203**.

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 22nd DAY OF JUNE, 2026.

Robert Nowinski, II

Alexis Nowinski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NOWINSKI, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXIS NOWINSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212