Prepared by:
Return and Recorded To:
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554573

Karen Johnson Davidson County
Batch # 1438435 DEEDWARR
06/26/2026 09:21:32 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50
20260626-0057805

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $945,000.00.

Affiant

Subscribed and sworn to before me, this 25th 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:
Stappler and Bires Family Trust 3499 General Hood Trail Nashville TN 37204	New Owner	Tax Parcel ID No. 118 10 0A 002.00

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, **Trent Wynn Smith and Victoria J. Squier, as Trustees of the Smith Squier 2009 Family Trust dated April 24, 2009** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Justin Stappler and Kathleen Bires, Co-Trustees of the Stappler and Bires Family Trust dated November 11, 2021**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Unit No. 2, on the Horizontal Property Regime for WOODMONT HILLS CONDOMINIUMS, PHASE 1, now known as WOODMONT HILLS TOWNHOMES, as recorded in the Master Deed of record as Instrument No. 20050502-0048549, as Amended in Instrument No. 20080910-0092489, Instrument No. 20110504-0034075, Declaration of Rescission, Vacation and Termination in Instrument No. 20110722-0056291, and Amended and Restated in Instrument No. 20190731-0075515, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Parcel 2:

A 15 foot ingress/egress roadway easement across the southerly lines of Lots 52 and 53 as previously shown on the Plan of record in Plat Book 1130, Page 2, said Register's Office in the year 1939. The easement was dedicated for the benefit of Lots 54, 71, and 53 and recorded in the MARENGO PARK SUBDIVISION in the year 1939. Further, the easement is shown on the Final Plat of the Resubdivision of Lot 52 by deed recorded in Instrument No. 20030331-0042175, as Re-recorded in Instrument No. 20030417-0051403, Instrument No. 20040319-0031348 and Instrument No. 20041014-0124076 and shown on the Plan of record in Instrument No. 20040128-0010580, said Register's Office.

Being the same property conveyed to Trent Wynn Smith and Victoria J. Squier, as Trustees of the Smith Squier 2009 Family Trust dated April 24, 2009, by General Warranty Deed from Daniel Burton, unmarried, of record in Instrument No. 20190731-0075516, in the Register's Office of Davidson County, Tennessee, dated July 26, 2019 and recorded on July 31, 2019. Victoria J. Squier being one in the same as Victoria Jean Squier.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page 2.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2 LOT FINAL PLAT TO RESUBDIVIDE LOT 52 IN MARENGO PARK, as recorded in Instrument No. 20040128-0010580.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WOODMONT HILLS CONDOMINIUMS, PHASE 1, now known as WOODMONT HILLS TOWNHOMES Condominium of record in Instrument No. 20050502-0048549, as Amended in Instrument No. 20080910-0092489, Instrument No. 20110504-0034075, Declaration of Rescission, Vacation and Termination in Instrument No. 20110722-0056291, and Amended and Restated in Instrument No. 20190731-0075515; 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.

Easement for Ingress/Egress Roadway, recorded in Instrument No. 20030331-0042175, as Re-recorded in Instrument No. 20030417-0051403, Instrument No. 20040319-0031348 and Instrument No. 20041014-0124076, and further recorded in Instrument No. 20190731-0075516.

Charter for Woodmont Hills Condominiums Phase I Homeowner's Association, Inc., recorded as Instrument No. 20050502-0048548.

This is improved property located at 3499 General Hood Trail Nashville TN 37204

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 25th day of June, 2026.

Smith Squier 2009 Family Trust

BY: _____ Trustee
Trent Wynn Smith, Trustee

BY: _____, Trustee
Victoria Jean Squier, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trent Wynn Smith and Victoria J. Squier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Smith Squier 2009 Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 2026.

_____
Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028