Karen Johnson Davidson County
Batch# 1442689 DEEDWARR
07/06/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260706-0060789

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

File No. KS-26-1523

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Chase Smith and Hannah Elizabeth Shope	NEW OWNER	
(NAME)	(NAME)	119-03-0-023.00
107 Garwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I/we, **TBKID LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Chase Smith and Hannah Elizabeth Shope, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 64, Plan of Mertie Milwee Property, of record in Book 2331, Page 117 (erroneously referred to as Page 114 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Nancy Gaye Starnes by Quitclaim Deed from George Thomas Vaughn, Jr., Unmarried of record in Instrument No. 20150226-0016716 Register's Office for Davidson County, Tennessee, dated February 25, 2015 and recorded on February 26, 2015.

Being the same property conveyed to Erin Dias, Trustee of The 107 Garwood Drive Trust by Warranty Deed from Nancy Gaye Starnes, married of record in Instrument No. 20250829-0069454 Register's Office for Davidson County, Tennessee, dated August 27, 2025 and recorded on August 29, 2025.

Being the same property conveyed to TBKID, LLC by Warranty Deed from Erin Dias, Trustee of The 107 Garwood Drive Trust of record in Instrument No. 20250829-0069509 Register's Office for Davidson County, Tennessee, dated July 23, 2025 and recorded on August 29, 2025.

This is property more commonly known as 107 Garwood Drive, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of July, 2026.

TBKID LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Krystal Schuster of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of TBKID LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of TBKID LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Agent of TBKID LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville this 2nd day of July, 2026.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 July 2, 2026

Affiant Signature

July 2, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2 day of July, 20 26

Notary Public

Notary's Seal:

