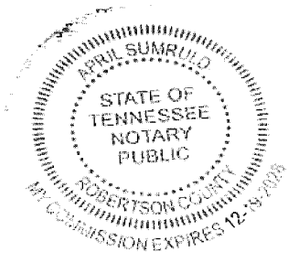
Karen Johnson Davidson County
Batch# 1452318 DEEDWARR
07/29/2026 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20260729-0069381

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,500.00. Affiant Subscribed and sworn to before me, this the 24th day of July, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jackelyn Franco	Northpointe Bank	142-09-0A-063.00-CO
721 Albar Drive	3333 Deposit Drive NE	
Nashville, TN 37221	Grand Rapids, MI 49546	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HANNAH SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKELYN FRANCO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being known and designated as follows:

Being Unit No. 51-A on the Plan of Doral Country Villa Condominiums Section Three, of record in Book 5050, Page 48, Register's office for Davidson County, Tennessee, to which plan is hereby made for a more Complete and accurate description.

Being the same property conveyed to Hannah E. Smith, a single woman, and Victoria A. Smith and Donald L. Smith, husband and wife by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20121015-0094020 Register's Office for Davidson County, Tennessee, dated September 11, 2012 and recorded on October 15, 2012.

Being the same property conveyed to Hannah E. Smith by Quit Claim Deed from Anthony A. Wadsworth of record in Instrument No. 20171002-0100863 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 02, 2017.

Being the same property conveyed to Hannah Smith Coggin and David Gregory Coggin, wife and husband by Quit Claim Deed from Hannah E. Smith, AKA Hanna Smith Coggin, and Victoria A. Smith and Donald L. Smith, wife and husband of record in Instrument No. 20210512-0064016 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 12, 2021.

Being the same property conveyed to Hannah Smith Coggin and David Gregory Coggin, wife and husband by Quit Claim Deed from Hannah E. Smith, AKA Hanna Smith Coggin, and Victoria A. Smith and Donald L. Smith, wife and husband of record in Instrument No. 20210518-0066679 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 18, 2021.

Being the same property conveyed to Hannah Smith, unmarried by Quit Claim Deed from David Gregory Coggin, unmarried, and Hannah Smith F/K/A Hannah Smith Coggin, unmarried of record in Instrument No. 20250113-0002284 Register's Office for Davidson County, Tennessee, dated January 06, 2025 and recorded on January 13, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 721 Albar Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of July, 2026.

Hannah Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 24th day of July, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

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 July 24. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607290069381