Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
18 Burton Hills Blvd., Suite 120
Nashville, TN 37215

NEW OWNER:
Terrace Branch Land Trust dated July 17, 2026
3702 Woodmont Blvd
Nashville, TN 37215-1800

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 26-117

MAP & PARCEL

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1453100 **DEEDWARR**
08/03/2026 09:37:01 AM 3 pgs
Fees: $18.00 Taxes: $2,268.10
20260803-0070992

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THIRTEEN THOUSAND AND 00/100 DOLLARS ($613,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Claudette C. Smith, an unmarried woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Terrace Branch Land Trust dated July 17, 2026** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 20, together with Carport designated No. 20A, on the Horizontal Property Regime for Regency Park, formerly known as Woodlawn Manor, as recorded in the Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994, Instrument No. 20110525-0040197 and Instrument No. 20171030-0110958, as shown on Plat of record in Plat Book 3700, pages 111 and 112, 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.

Being the same property conveyed to CLAUDETTE C. SMITH, by deed from GIL BENAMI, of record in Instrument No. 20150702-0064228, dated June 29, 2015, said Register's Office.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of July, 2026.

Claudette C. Smith

Claudette C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Claudette C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2026.

NOTARY PUBLIC

My commission expires: 2-26-29

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **613,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30 day of July, 2026.

NOTARY PUBLIC

My commission expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03 2029