Karen Johnson Davidson County
Batch # 1455856 DEEDWARR
08/05/2026 11:26:31 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20260805-0072011

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
George Marucci, III 55 Revere Park Nashville. TN 37205	George Marucci, III SAME AS NEW OWNER	116 08 0C 055.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Byron W. Smith and Beth A. Smith, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **George E. Marucci, III, a single man** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 55 Revere Park, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Revision No. 2, Sugartree, Phase #2, of record in Plat Book 4860, pages 79 and 80, as amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and in Book 5238, page 93, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Byron W. Smith and Beth A. Smith, by Quitclaim Deed from Robert L. Scruggs, Trustee, dated January 30, 2009, and recorded February 03, 2009, of record in Instrument No. 20090203-0009056, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Scruggs, Trustee, by Warranty Deed from Dorothy Herzog, Trustee of The Albert R. Herzog Bypass Trust, dated January 26, 2009, and recorded February 03, 2009, of record in Instrument No. 20090203-0009055, in the Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property known as 55 Revere Park, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of August, 2026.

Byron W. Smith

Beth A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2026, before me personally appeared Byron W. Smith and Beth A. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary Public
My commission expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027