Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-3056

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of July, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1456171 DEEDWARR
08/06/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260806-0072474

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Brian McDonald 605 Harpeth Parkway East Nashville, TN 37221	Primary Residential Mortgage, Inc. 1480 North 2200 West MAC 1003 Salt Lake City, UT 84116	156-03-0-001.00

WARRANTY DEED

FOR AND IN 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,

Virgina Ann Smith, Trustee of Virginia Ann Smith Revocable Trust dated November 11, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Brian McDonald, unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 3 on the Plan of Harpeth Valley Park, Section I of record in Plat Book 3600, Page (s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia A. Smith, an unmarried woman by Warranty Deed from The James Walter Pickle Charitable Foundation of record in Instrument No. 20080627-0066434 Register's Office for Davidson County, Tennessee,

dated June 23, 2008 and recorded on June 27, 2008.

Being the same property conveyed to Virginia A. Smith, Trustee of the Virginia Ann Smith Revocable Trust by Quit claim Deed from Virginia A. Smith, an unmarried woman of record in Instrument No. 20200501-0045838 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 01, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 605 Harpeth Parkway East, Nashville, TN 37221

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 so 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.

Dated this the 27th (15) day of July, 2026.

Virginia Ann Smith Revocable Trust dated November 11, 2019

By: _____, Trustee

~~Virgina Ann Smith~~, Trustee

Virginia (VAS) (15)

STATE OF ~~TENNESSEE~~ VIRGINIA

COUNTY OF ~~WILLIAMSON~~ ARLINGTON (15)

On this 27th (15) day of July, 2026, before me personally appeared Virgina Ann Smith, Trustee of Virginia Ann Smith Revocable Trust dated November 11, 2019, 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 27th (15) day of July, 2026.

_____

Notary Signature

My commission expires: 03-31-2029

IMRAN SALIM
NOTARY PUBLIC
REG. # 00342681
COMMISSION EXPIRES 03-31-2029
COMMONWEALTH OF VIRGINIA

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 7/27/26.

Affiant Signature – Joshua A. Terry

7/31/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27