Karen Johnson Davidson County
Batch# 1456499 DEEDWARR
08/07/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20260807-0072932

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P26-9743-WE | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,350,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2026.<br>Notary Public<br>MY COMMISSION EXPIRES: 11/5/29<br>(AFFIX SEAL) |

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CARMEN COATS MY COMMISSION EXPIRES 11-5-2029

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Catherine B Synder** | NEW OWNER | |
| 3616 Hoods Hill Road | | 117-10-0-064.00 |
| Nashville, TN 37215 | | |
| (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, WE, **Andrew Smith and Renee McAdams Smith, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine B Synder,**

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 9 of Block "B" and a 5-foot strip immediately South of same on the Plan of Woodmont Property of G. A. Puryear, as of record in Book 843, Page 62, Register's Office for said County.**

**Said Lot No. 9 and 5-foot strip front together 160 feet on the Easterly side of Hood's Hill Road and run back between parallel lines 225 feet to a dead line.**

**Being the same property conveyed to Andrew Smith and Renee McAdams Smith, husband and wife by Warranty Deed from Edward Grant Harrell and Francesca Michels Harrell, husband and wife of record in Instrument No. 20240410-0025379 Register's Office for Davidson County, Tennessee, dated April 09, 2024 and recorded on April 10, 2024.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **3616 Hoods Hill Road, Nashville, TN 37215**

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 our hands this the 31st day of August, 2026.

Andrew Smith
Andrew Smith
by Renee McAdams Smith, Attorney-in-Fact
by Renee McAdams Smith, Attorney in Fact

Renee McAdams Smith
Renee McAdams Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Renee McAdams Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2026.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Renee McAdams Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Andrew Smith**, and that this instrument was executed on behalf of the said Andrew Smith for the purposes therein contained pursuant to a Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this the 31st day of August, 2026.

My Commission expires: Nov 8, 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**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 August 3. 2026

Affiant Signature

5th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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

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