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Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654641** Karen Johnson Davidson County Batch # 1459246 DEEDWARR 08/13/2026 10:36:39 AM 2 pgs Fees: $13.00 Taxes: $3,663.00 20260813-0075265	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2026. Notary Public My Commission Expires: 12/17/2028 HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kevin Nelson Greiner and Victoria Cappelli Greiner 5141 Regent Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 15 0 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel C. Smith and Sarah Stein Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Nelson Greiner and Victoria Cappelli Greiner, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 257, as shown on the map entitled Haileywood Estates Section Eight "D", of record in Plat Book 3500, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL C. SMITH AND SARAH STEIN SMITH, HUSBAND AND WIFE, by Warranty Deed from ANITA H. FERGUSON, UNMARRIED, of record in Instrument No. 20170629-0065594, dated June 26, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION 8-D, as recorded in Plat Book 3500, Page(s) 7.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3501, Page 476.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 5141 Regent Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of August, 2026.

Daniel C. Smith

Sarah Stein Smith

STATE OF Florida)
COUNTY OF Pinellas)

[✓] By means of physical presence
or
[ ] online notarization

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel C. Smith and Sarah Stein Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of August, 2026.

Type of identification produced: FL DL

Notary Public
My Commission Expires: 4/26/2027

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm. Expires Aug 26, 2027
Bonded through National Notary Assn.