39B

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611605 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$354,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of August, 2026. Notary Public My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson
Batch # 1460067
08/17/2026 02:46:35 PM
Fees: $13.00 Taxes: $1,309.80

Davidson County
DEEDWARR
2 pgs

20260817-0076561

WARRANTY DEED

THIS INDENTURE, made this 14th day of August, 2026, among:

THOMAS QUINTEN KLINGONSMITH AND AMANDA ANN KLINGONSMITH, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHEN JEFFREY SMITH AND EMILY VERA PLAISANCE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 103, on the Plan of Revision One Huntington Ridge Townhouse Condominiums, of record in Book 4675, page 9, as revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Quinten Klingonsmith and Amanda Ann Klingonsmith, husband and wife by deed from Jessica Spring Ramey and Katelyn Renee Ramey, a married couple, as tenants by the entireties, dated March 5, 2024, of record in Instrument No. 20240311-0016553, Register's Office for Davidson County, Tennessee.

Being also known as 480 Huntington Ridge Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Thomas Quinten Klingonsmith

Thomas Quinten Klingonsmith

Amanda Ann Klingonsmith

Amanda Ann Klingonsmith

State of North Carolina
County of Wake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Thomas Quinten Klingonsmith and Amanda Ann Klingonsmith,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12TH day of August, 2026.

Notary Public
My Commission Expires: 07/23/2031

ROSEANNEY LIU
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 7-23-2031
Commission # 202620800074

Owner Name & Property Address:

(RL)
Name: ~~Thomas Quinten Klingonsmith~~
Address: ~~2337 Angela Lee Drive~~
City, ~~State~~, Zip: ~~Apex, NC 27502~~

Name: NEW OWNER
Address: 480 HUNTINGTON RIDGE DR
City, State, Zip: NASHVILLE, TN 37211

Tax ID: 161-11-A-103.00

Responsible Party For Taxes:

Name: United Wholesale Mortgage
Address: 585 S. Boulevard E
City, State, Zip: Pontiac, MI 48341