Karen Johnson Davidson County
Batch# 1460242 DEEDWARR
08/18/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260818-0076823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this August 10, 2026.

Notary Public

My commission expires: 1/4/2027

(Notary Stamp) ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Timothy Shaler Smith Jr Mary Katherine Tumelty	**New Owner**	161-02-0-087.00
5020 Ashley Dr	**Property**	
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David A. Vidal and Elizabeth Beresford Vidal, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Timothy Shaler Smith, Jr., and Mary Katherine Tumelty, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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. 35 Plan of McMurray Hills of record in Book 3700, Page 5, and Revserved Park K of record in Book 4470, Page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Elizabeth Vidal, a married woman, and husband, David Vidal, is signing to perfect the lien against the subject property by Warranty Deed from Doug Brooks, a married man of record in Instrument No. 20250627-0050824 Register's Office for Davidson County, Tennessee, dated June 26, 2025 and recorded on June 27, 2025.

This is [X] improved [ ] unimproved property known as 5020 Ashley Dr, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 10th day of August, 2026.

David A. Vidal

Elizabeth Beresford Vidal

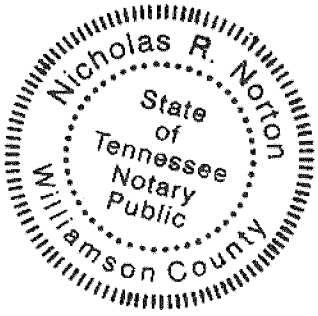
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David A. Vidal and Elizabeth Beresford Vidal, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of August, 2026.

Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. TN-2601711-7524



Certificate of Authenticity

I, Krystal Schuster, 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 **8/10/26**.

Date

Affiant Signature

8/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **August**, 20____.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)