Karen Johnson Davidson County
Batch# 1461771 DEEDWARR
08/18/2026 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260818-0076926

WARRANTY DEED

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/03/2029
COUNTY OF DAVIDSON

File No. TN-07-202625931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Bobby Smotherman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 11th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Orchard Title, LLC, 7000 Central Parkway, Suite 1100, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Cimino and Kimberly Cimino	U.S. Bank National Assoc. ~~Ross Cimino and Kimberly Cimino~~	
(NAME)	(NAME)	
1092 Lady Nashville Dr.	U.S. Bank National Association	076-01-0D-005-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	2800 Tamarack Rd. Owensboro, KY 42301	
(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, I/we, **Bobby Smotherman, Jr., Trustee of The Bobby Smotherman Jr. Living Trust dated February 22, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ross Cimino and Kimberly Cimino, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
That certain real estate in Davidson County, Tennessee, as follows:

Being all of Lot No.5 on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of Location and description of said lot.

Being the same property conveyed to Bobby Smotherman Jr and Angela D Bryant-Smotherman, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20191114-0117617 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 30, 2018.

Being the same property conveyed to Angela Dawn Bryant F/K/A Angela D. Bryant-Smotherman, unmarried by Quitclaim Deed from Bobby Smotherman, Jr, unmarried of record in Instrument No. 20191114-0117617 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 14, 2019.

Being the same property conveyed to The Trustee Bobby Smotherman, Jr. of The Bobby Smotherman Jr. Living Trust executed on February 22, 2024 by Quitclaim Deed from Bobby Smotherman, Jr of record in Instrument No. 20240424-0029656 Register's Office for Davidson County, Tennessee, dated April 03, 2024 and recorded on April 24, 2024.

This is property more commonly known as 1092 Lady Nashville Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of August, 2026.

The Bobby Smotherman Jr. Living Trust
dated February 22, 2024

By: Bobby Smotherman
Bobby Smotherman, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Bobby Smotherman Jr., with whom I am personally acquainted, and who acknowledged himself to be the trustee of The Bobby Smotherman Living Trust the within named bargainor, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Bobby Smotherman Living Trust.

Witness my hand, at office, this ~~14th~~ 11th day of August, 2026.

Notary Signature
My commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

I, Amy Cross Nance, 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 this 11th day of August 2026

Dated August 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of August, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL