# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1462493 DEEDWARR
08/20/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260820-0077796

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/17/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9·16·2029

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 9695-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **JDUCK LLC** | **Kiavi Funding, Inc.** | 155-07-0A-005.00-CO |
| 7164 Forrest Oaks Drive | 271 North Shore Drive, Suite 201 | |
| Nashville, TN 37221 | Pittsburgh, PA 15212 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Helen Smith, a single woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JDUCK LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 7 on the Revised Plan of Poplar Creek Estates, Phase III, Section "A", of record in Book 9700, page 122, Register's Office for said County. Said Lot No. 7 fronts 70.00 feet on the northeasterly margin of Forest Oaks Drive and extends back 124-18 feet on the northwesterly line and 124-92 feet on the southeasterly line to a dead line in the rear, measuring 70.00 feet thereon.

Being the same property conveyed to Helen Smith by Warranty Deed from Hanh Hoang, unmarried of record in Instrument No. 20051109-0135869 Register's Office for Davidson County, Tennessee, dated October 31, 2005 and recorded on November 09, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7164 Forrest Oaks Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 17, 2026.

Helen Smith

Helen Smith

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

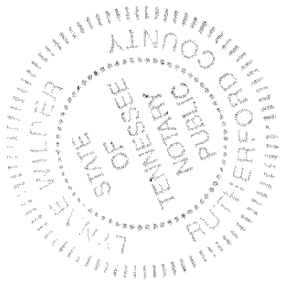
Personally appeared before me, a Notary Public of said County and State, Helen Smith, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 17, 2026.

Lynae Wilder

Notary Public

My Commission Expires: 9·16·2029




**File #: 9695-26NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 17, 2026.

J. Carlton Drumwright

August 17, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 17, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY