Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $782,000.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2026. Notary Public My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson
Batch # 1465094
08/28/2026 10:35:38 AM
Fees: $23.00 Taxes: $2,893.40

Davidson County
DEEDWARR
4 pgs

20260828-0079932

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numb
Michael Christopher Smith and Paige Allyn Smith	New Owner(s)	172 09 0A 161.00
1009 Heathfield Cir		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID SAMUEL SMITH AND JENNIFER PILON SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL CHRISTOPHER SMITH, AND PAIGE ALLYN SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 159 on the Plan of Banbury Crossing, Section 4, of record in Instrument No. 20000114-0004987 thru 20000114-0004989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Samuel Smith and Jennifer Pilon Smith, husband and wife, by Warranty Deed from Maribeth M. Horner, an unmarried woman, dated November 16, 2022, and recorded November 18, 2022, of record in Instrument No. 20221118-0122664, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1009 Heathfield Circle, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2026.

David Samuel Smith

David Samuel Smith

Jennifer Pilon Smith

Jennifer Pilon Smith

STATE OF Texas

COUNTY OF Bowie

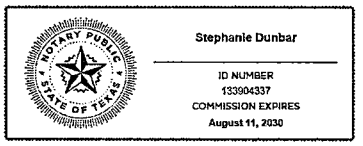
Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named David Samuel Smith and Jennifer Pilon Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. SD

Witness my hand and seal this 24th day of August, 2026.

Stephanie Dunbar

Notary Public

My Commission Expires: 08/11/2030



Electronically signed and notarized online using the Proof platform.

MDN JK

Please see attached proof.com certificate for David Samuel Smith

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 08/25/2026

Number of Pages (including notarial certificate): 2

State of Texas
County of Ellis

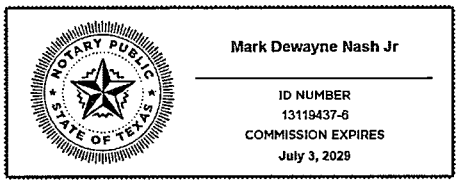
This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 08/24/2026 by David Samuel Smith.

Type of identification produced: Arizona Driver's License

Mark Dewayne Nash Jr

Mark Dewayne Nash Jr
Notary Public, State of Texas

Commission Expires: 07/03/2029



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Ashley Schad, 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 8/25/26.

Date

Affiant Signature

8/25/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029