Name and Address of New Owner:
Alexander Capital LLC
168 Walls Drive
Hazel Green, AL 35750

Send Tax Bills To:
Trident Realty Investments, LLC
17103 Preston Road Ste 250
Dallas, TX 75248

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-14-0-046.00

Karen Johnson Davidson County
Batch# 1465290 DEEDWARR
08/31/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $529.10
20260831-0080226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joel A. Smith, Sr., an unmarried man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Alexander Capital LLC, an Alabama Limited Liability Company ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Tract One, Forrest Park Acres, at Madison, Tennessee, of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Oliver N. Smith, unmarried, by Warranty Deed from Thelma M. Martell, unmarried, of record in Book 9351, Page 560, Register's Office for Davidson County, Tennessee, dated May 13, 1994 and recorded on May 20, 1994. The said Oliver N. Smith died on or about July 25, 1995, survived by Erna Smith, Joel A. Smith, Sr. and James W. Smith. The said Erna Smith died on or about January 28, 2019, survived by Joel A. Smith, Sr. and James W. Smith. Affidavits of Heirship of Record in Instrument No. 20210125-0010643 and ___202608310080225_____.

Being the same property conveyed to Joel A. Smith, Sr. by Quitclaim Deed from James W. Smith of record in Instrument No. 20230718-0055040, Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on July 18, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 542 East Maple Street, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2026.

_____(SEAL)
Joel A. Smith, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel A. Smith, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of August, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of August, 2026.

_____
Notary Public
My commission expires: 11/28/27

File No. GNT-26-4772

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/21/26.

Affiant Signature

8/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

