WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/15/29

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1468042 DEEDWARR
09/03/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20260903-0082075

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Wade Smith		
(NAME)	(NAME)	
2119 Westwood Avenue	new owner	**104-15-0-400.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARTHA J. BUTTERFIELD AND RANDALL EDWARD HALEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC WADE SMITH, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, the easterly 1/2 of Lot No. 56, as shown on the map entitled Plan of Belair Subdivision, of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
The easterly 1/2 of said Lot No. 56 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 185 feet to an alley in the rear.

Being the same property conveyed to MARTHA J. BUTTERFIELD, AN UNMARRIED WOMAN AND RANDY HALEY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from VALERIE JEAN KLEIN, UNMARRIED, of record in Instrument No. 20160527-0053983, dated May 24, 2016, said Register's Office.

Further being the same property conveyed to AGAPE PROPERTIES OF MUSIC CITY, LLC, by quitclaim deed from MARTHA J. BUTTERFIELD AND RANDY HALEY, WIFE AND HUSBAND, of record in Instrument No. 20220531-0062699, dated May 20, 2022, said Register's Office.

Further being the same property conveyed to MARTHA J. BUTTERFIELD AND RANDALL HALEY, WIFE AND HUSBAND, by quitclaim deed from AGAPE PROPERTIES OF MUSIC CITY, LLC, of record in Instrument No. 20230731-0058835, dated June 26, 2023, said Register's Office

No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept any liability for this instrument.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2119 Westwood Avenue, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the ___ DAY OF AUGUST, 2026.

Martha J. Butterfield

Randall Edward Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA J. BUTTERFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL EDWARD HALEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Paul Soper, 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 9/31/26 (date of document).

Affiant Signature

9/1/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

