Karen Johnson Davidson County
Batch# 1470496 DEEDWARR
09/09/2026 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083535

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this 7/10/2026. Notary Public Comm Exp:

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
STEPHEN LYNN SMITH and RACHEL MARIE SMITH, Trustees	Wells Fargo Bank Home Mortgage	
SMITH FAMILY TRUST dated July 23, 2026	PO Box 10335	091-10-0F-001.00
523A Snyder Avenue	Des Moines, IA 50306-0335	
Nashville, Tennessee 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, STEPHEN SMITH and RACHEL SMITH, husband and wife (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to STEPHEN LYNN SMITH and RACHEL MARIE SMITH, Trustees of the SMITH FAMILY TRUST dated July 23, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being 518 A of 518 Snyder Cottages, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20 I 50821-0084468 and amended in Instrument No. 20200 I I 5-0005227 Register's Office for Davidson County, Tennessee, to which Declaration of Covenants, Conditions, and Restrictions reference is hereby made for a more particular description of said unit.

Being the same property conveyed to STEPHEN SMITH and RACHEL SMITH, husband and wife, from JUSTIN N. CUTLER, unmarried, by Warranty Deed of record in Instrument Number 20200514-0049934, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may

affect the premises.

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 518-A Snyder Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on July 23, 2026.

STEPHEN SMITH

RACHEL SMITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN SMITH and RACHEL SMITH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 23, 2026.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 23, 2026.

9/2/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 2nd day of September 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028