Karen Johnson Davidson County
Batch# 1470496 DEEDWARR
09/09/2026 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083536

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 7/23/2026. 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	U.S. Bank	
SMITH FAMILY TRUST dated July 23, 2026	PO Box 21948	091-10-03D-001.00
523A Snyder Avenue	Eagan, MN 55121-0948	
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:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of Homes at 523 Snyder Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restriction for the Homes at 523 Snyder Avenue, a horizontal property regime with private elements, of record in Instrument No. 20200917-0106508, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 523 Snyder Avenue provided in said Declaration, together with the By-Laws appended thereto, the Site Plan of Horizontal Property Regime, 523 Snyder Avenue, attached as exhibit to said Declaration, together with the plan of record in Book 332, page 25, said Register's Office, and the undivided percentage

interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to STEPHEN SMITH and RACHEL SMITH, husband and wife, from SOUTHHERN SPACES, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument Number 20210927-0129124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 523A Snyder Avenue, Nashville, TN 37209.

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

STEPHEN SMITH

RACHEL SMITH

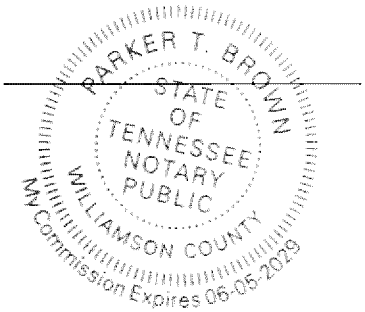
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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: _____



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 III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028