WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470645 DEEDWARR
09/09/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260909-0083729

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter J Smiler and Melissa Smiler	CrossCountry Mortgage, LLC	142-02-0-035.00
(NAME)	(NAME)	
7432 Stacy Drive	2160 Superior Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cleveland, OH 44114	
(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 considerations, the receipt of which is hereby acknowledged, I/we Kelly Kormos and Christopher Kormos, wife and husband, Alex J. Lute, an unmarried man and Janna Larimore, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Peter J Smiler and Melissa Smiler, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No 51 on the Plan of Cross Timbers Subdivision, Section 2, recorded in Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marianne J. Dobrovolny, an unmarried woman by Warranty Deed from Kenneth W. Climer, an unmarried man, dated 05/23/2023, of record in Instrument No. 20230523-0038709, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Kormos and Christopher Kormos, wife and husband, Alex J. Lute, an unmarried man and Janna Larimore, an unmarried woman, as tenants in common by Warranty Deed from Marianne J. Dobrovolny, an unmarried woman, dated 07/24/2025, of record in Instrument No. 20250725-0059067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7432 Stacy Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the ~~3rd~~ 2nd day of ~~September~~, 2026.

Kelly Kormos

Christopher Kormos

Alex J. Lute

Janna Larimore

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Kormos, Christopher Kormos, Alex J. Lute, and Janna Larimore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of September, 2026.

Notary Public:
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 9-2, 2026.

Affiant
Date: 9-4, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4 day of _____, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY