WARRANTY DEED

Karen Johnson
Batch # 1470769
09/10/2026 10:14:01 AM
Fees: $13.00 Taxes: $1,961.00

Davidson County
DEEDWARR
2 pgs

20260910-0083911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-6-2029
(AFFIX SEAL)

J. BENTON SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1695-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yanny Properties, LLC	Yanny Properties, LLC	096 05 0 126.00
(NAME) 203 Donelson Pike	(NAME) 203 Donelson Pike	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN W. SMITH AND SHERRY S. REID, AS HEIRS TO THE ESTATE OF MILDRED G. SMITH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YANNY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 6 on the Map of Colonial Village, of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 70 feet on the west side of Donelson Pike and runs back between lines 199.45 feet on the north line and 202.9 feet on the south line to a dead line in the rear on which it measures 70 feet.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of said Lot 6 conveyed to Metropolitan Government for Nashville/Davidson County by instrument of record in Book 4148, Page 745, said Register's Office, described as follows:

SAID part of said Lot No. 6 fronts 70 feet on the east side of the present Donelson Pike and runs back between lines N89°15'E, 4.5 feet on the north line and N89°15'E, 7.0 feet on the south line to the relocated east margin of Donelson Pike, on which it measures 70.04 feet.

Being the same property conveyed to Oral T. Smith and wife, Mildred G. Smith by Warranty Deed from Rowe C. Lamb and wife, Ingrid A. Lamb dated March 27, 1992, recorded March 30, 1992, of record in Book 8587, page 129, Register's Office for Davidson County, Tennessee.

Said Oral T. Smith having died on MAy 24, 2010, leaving said property vested solely in Mildred G. Smith.

Said Mildred G. Smith have died testate on September 2, 2022, leaving said property vested in her heirs John W. Smith and Sherry S. Reid, probate docket no. 22P2043, Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This is:

unimproved ☐

improved ☒ property, known as 203 Donelson Pike, NASHVILLE, TN 37214

(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 8th day of September, 2026.

John W. Smith

Sherry S. Reid

State of Tennessee
County of Davidson

On this 8th day of September, 2026, before me personally appeared John W. Smith and Sherry S. Reid, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of September, 2026.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY