RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-42712-26

Karen Johnson Davidson County
Batch# 1471515 DEEDWARR
09/10/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260910-0084073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of September, 2026

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Patrick Smith and Montanna Autumn Smith Nashville, TN 37209	Same address as new owner	090-11-0-024

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JIMMY D. JAMES, AN UNMRRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES PATRICK SMITH AND MONTANNA AUTUMN SMITH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 614, Charlotte Park, Section 9, as of record in Book 2900, Page 77, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy D. James, from Douglas Wayne Mangrum and wife, Teresa L. Mangrum by Warranty Deed dated April 15, 1997 and recorded April 16, 1997 in Book 10418, Page 363, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 634 River Rouge Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of September, 2026

GRANTOR(S)

Jimmy D. James

Jimmy D. James

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Carroll EPS

Personally appeared before me, a Notary Public, Jimmy D. James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of SEPTEMBER, 2026.

Eric Paul Sellers

Notary Public

Eric Paul Sellers

Printed Notary Name

My commission expires: 2-21-29

ERIC PAUL SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 3, 26 (date of document).

Jennifer Pennell

Sept 9, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 9, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal