BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Warranty Deed

Karen Johnson Davidson County
Batch # 1471569 DEEDWARR
09/10/2026 01:00:09 PM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20260910-0084143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2026.

Notary Public

My commission expires:

LINDSEY HARMAN
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anne McRae Smith and Jonathan H. Smith	New Owner(s)	104 15 0 126.00
894 Robertson Academy Road		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WILLIAM M. HUMPHREY, JR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE MCRAE SMITH AND JONATHAN H. SMITH, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee described a follows, to-wit:

Being the Westerly 50.0 feet of Lot No. 5 on the Plan of Sunset Park Subdivision as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50.0 feet on the Northerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back 161.8 feet on the Westerly line and 161.7 feet, more or less, on the Easterly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to William M. Humphrey, Jr, by Quit Claim Deed from William M. Humphrey also known as William M. Humphrey, Jr., dated October 25, 2018, and recorded October 29, 2018, of record in Instrument No. 20181029-0106645, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William M. Humphrey, by Warranty Deed from Brian P. Ferguson, unmarried, dated May 17, 2006, and recorded May 23, 2006, of record in Instrument No. 20060523-0060478, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2602 West Linden Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2026.

William M. Humphrey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William M. Humphrey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Abby Humphrey, spouse of William M. Humphrey, Jr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Abby Humphrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abby Humphrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/08/2028
DAVIDSON COUNTY