Karen Johnson Davidson County
Batch# 1471911 DEEDWARR
09/11/2026 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20260911-0084534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02.05.30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Y-JS-26-5037

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Walker and Joshua Walker	**Same as New Owner's**	
(NAME)	(NAME)	
5037 Traceway Drive		**155-16-0A-254.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **BENJAMIN L. SIMMS AND PAMELA L. SIMMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY WALKER AND JOSHUA WALKER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 208 on the Plan of Traceside, Section Ten, Revision One of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin L. Simms & Pamela L. Simms, husband and wife by Warranty Deed from Cao Thanh Phung and Anne Anh Lu, husband and wife of record in Instrument No. 20230928-0076185 Register's Office for Davidson County, Tennessee, dated September 26, 2023 and recorded on September 28, 2023.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 827, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110801-0058482 in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Book 11483, Page 98, Book 11483, Page 104, Instrument No. 20000922-0094253, Instrument No. 20010116-0004786, Instrument No. 20010221-0016218, Instrument No. 20020116-0006610 and Instrument No. 20020111-0004996, Register's Office for Davidson County, Tennessee.
- Deed to Homeowners for Common Space of record in Instrument Number 20000329-0031450, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Easement for Landscape, Drainage & Utilities, recorded in Book 9667, Page 848 and re-recorded in Book 9669, Page 572.
- Home Owners Association Charter of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance Quitclaim Deed of record in Instrument Number 20000329-0031450, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress for Davidson County Highway Department of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5037 Traceway Drive, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 my/our hand(s) this the 10th DAY OF SEPTEMBER, 2026.

Benjamin L. Simms

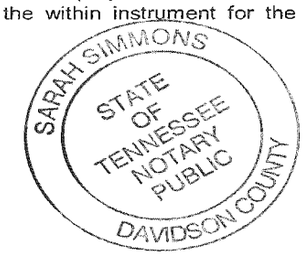
Pamela L. Simms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2026.

Notary Public
My Commission Expires: 1/22/30
(SEAL)

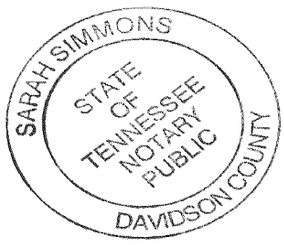


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2026.

Notary Public
My Commission Expires: 1/22/30
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 09/10/2026.

Date

Stephanie Woodall
Affiant Signature

09/10/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2026.

Notary's Signature

My Commission Expires: 02.05.30
Date

Notary's Seal (if on paper)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY