WARRANTY DEED

Karen Johnson Davidson County
Batch # 1478948 DEEDWARR
09/30/2026 03:45:00 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20260930-0090328

G-N-26-2956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

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)
Brittania Poon and Michael Brian Stack	**Texana Bank N.A.**	
(NAME)	(NAME)	**073-12-0-103-00**
2956 Mcgavock Pike	**1680 Keller Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1464	**Keller, TX 76248**	
(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, **NATHAN J. SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANIA POON AND MICHAEL BRIAN STACK, 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 the Davidson County, Tennessee, being Lots Nos. 12 and 13 on the Plan of Sunset View, not o record and described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the Easterly margin of McGavock Pike at the corner of Lots Nos. 13 and 14; thence with said Pike, Southwardly 200 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots, Eastwardly 460 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark, Northwardly 200 feet more or less to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, Westwardly to the top of bluff and continuing in the same direction 446.5 feet to the beginning.

Being the same property conveyed to Nathan J. Smith, an unmarried man by Warranty Deed from Teresa J. Smith and William D. Smith, II and Bonnie J. Prince f/k/a Bonnie J. Smith of record in Instrument No. 20231002-007428 Register's Office for Davidson County, Tennessee, dated September 28, 2023 and recorded on October 02, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 1468, Page 405, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2202, Page 637, in the Register's Office for Davidson County, Tennessee.
- Highway Deed of record in Instrument Number 20021210-0151842, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2956 Mcgavock Pike, Nashville, Tennessee 37214-1464**.

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 29th DAY OF SEPTEMBER, 2026.

Nathan J. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN J. SMITH, 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 29th of September, 2026.

Notary Public
My Commission Expires: 11-8-28
(SEAL)

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

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