Karen Johnson Davidson County
Batch# 1479171 DEEDWARR
10/01/2026 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20261001-0090620

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-14-2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SMAC Development, LLC (NAME)	New owner (NAME)	090-12-0-02600
1705 Yellowwood St (ADDRESS)	(ADDRESS)	
Nashville TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kelly Danielle Burnett Cunningham and Jared Burrell Cunningham, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMAC Development, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 2, on the plan of Doris Subdivision, of record in instrument No. 20000609-0057573, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Danielle Burnett and Jared Burrell Cunningham, wife and husband, by virtue of Warranty Deed, dated January 4, 2019 in Instrument No. 20190108-0001913, in the said Register's Office.

Kelly Danielle Burnett being one and the same and also known as Kelly Danielle Burnett Cunningham.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 655 Westboro Drive, Nashville, TN 37209

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 my hand this 21 day of September, 2026.

Kelly Danielle Burnett Cunningham
Kelly Danielle Burnett Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of September, 2026, before me personally appeared Kelly Danielle Burnett Cunningham, 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's (or persons') free act and deed.

Witness my hand, at office, this 21 day of September, 2026.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 7-14-2030

Witness my hand this 29 day of September, 2026.

Jared Burrell Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of September, 2026, before me personally appeared Jared Burrell Cunningham, 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's (or persons') free act and deed.

Witness my hand, at office, this 29 day of September, 2026.

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Signature
My commission expires:
11-21-2027

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 9/29/26, 2026.

Affiant Signature

9/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of September, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/14/2030