NEW OWNER:
FRANK BATSON HOMES, INC.
120 DONELSON PIKE, STE 101
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0195

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1480380 DEEDWARR
10/02/2026 11:53:30 AM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20261002-0091100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Six Hundred Thousand and 00/100 Dollars ($2,600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GERIC GAYLON SMITH, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **FRANK BATSON HOMES, INC., a Tennessee corporation,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

AND I, ALLISON GREULICH-SMITH, wife of the said Geric Gaylon Smith, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have

in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20260924-0088838, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before 90 days from date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of October, 2026.

GERIC GAYLON SMITH

ALLISON GREULICH-SMITH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GERIC GAYLON SMITH and ALLISON GREULICH-SMITH**, 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 official seal at office this 1st day of October, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$2,600,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of October, 2026.

NOTARY PUBLIC

My commission expires: 11/24/28

EXHIBIT "A"

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

TRACT ONE (Map & Parcel No.: 11000012800):

Land in the Fourth Civil District of Davidson County, Tennessee, being the northeasterly 3.75 acres more or less of a tract of 10.6 acres, a four-fifths undivided interest in which was conveyed to Gertrude C. Jenkins by Goldie McCullough, et als by deed dated February 1, 1956 and of record in Book 2490, Page 522, Register's Office for Davidson County, Tennessee, to which deed reference is made and which tract of 3.75 acres more or less is more particularly described as follows:

Beginning at a point in the center of Stewarts Ferry Pike being the northeasterly corner of said tract of 10.6 acres; thence south 4° west, with the fence line between the lands of Castleman and the lands of Seaborn, 985 feet to the southeast corner of said tract of 10.6 acres, thence north 33° 51 minutes west, with the northeasterly line of a tract of land conveyed by Gertrude C. Jenkins to United States of America, described as Tract No. 353 in the J. Percy Priest Dam and Reservoir Project, a distance of 320 feet more or less to a point in said northeasterly line of said Tract No. 353; thence north 11° east 815 feet more or less to a point in the center of Stewarts Ferry Pike, which point is north 59° west 139 feet from the northeasterly corner of said tract of 10.6 acres, the point of the beginning, thence south 59° east 139 feet to the point of the beginning, containing 3.75 acres more or less.

Being the same property conveyed to J.R. Smith and wife, Marie J. Smith, by Deed from Gertrude C. Jenkins, dated June 1, 1966, and of record in Book 4162, Page 33, Register's Office for Davidson County, Tennessee. J.R. Smith and Marie J. Smith remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Marie J. Smith on May 21, 1973; therefore, J.R. Smith was the surviving tenant by the entirety to the property herein. J.R. Smith is now deceased, having died a widower and testate on November 6, 2016. For further reference to title, see the Last Will and Testament of J.R. Smith, of record in Will Book 36, Page 138, Docket No. 2016PR351, in the Probate Court for Wilson County, Tennessee, at Lebanon, whereby he devised his interest in the property herein to Geric Gaylon Smith and Robert Kendall Smith.

And being the same property conveyed to GERIC GAYLON SMITH, married, by Quitclaim Deed from Robert Kendall Smith, an heir-at-law of Gaylon J. Smith and Devisee under the Last Will and Testament of James R. Smith, Jr., dated December 4, 2018, and of record in Instrument No. 20181211-0120569, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **1710 STEWARTS FERRY PIKE, HERMITAGE, TN 37076**.

TRACT TWO (Map & Parcel No.: 11000023100, 11000023200, 11000023300):

Being known and designated as all of Lot Nos. 1, 2 & 3, Case No. 2026S-082-001, Major Subdivision, Tract 1, Geric G. Smith Property, Final Plat, of record in Instrument No. 20260924-0088838, 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 James R. Smith and Gaylon J. Smith, by Deed from Ray Thomas Eakes, sole heir of Elizabeth Mae Castleman Eakes, deceased, dated May 31, 1990, and of record in Book 8135, Page 416, Register's Office for Davidson County, Tennessee. Gaylon J. Smith died February 19, 2009, leaving Geric Gaylon Smith and Robert Kendall Smith as sole heirs-at-law. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 202610020091096, and Instrument No. 202610020091097, Register's Office for Davidson County, Tennessee. James R. Smith died November 6, 2016. For further reference to title, see the Last Will and Testament of James R. Smith, of record in Will Book 36, Page 138, Docket No. 2016PR351, in the Probate Court for Wilson County, Tennessee, at Lebanon, whereby he devised his interest in the property herein to Geric Gaylon Smith and Robert Kendall Smith.

And being the same property conveyed to GERIC GAYLON SMITH, married, by Quitclaim Deed from Robert Kendall Smith, an heir-at-law of Gaylon J. Smith and Devisee under the Last Will and Testament of James R. Smith, Jr., dated December 4, 2018, and of record in Instrument No. 20181211-0120569, Register's Office for DAVIDSON County, Tennessee.

THIS IS UNIMPROVED PROPERTY more commonly known as **0 STEWARTS FERRY PIKE, HERMITAGE, TN 37076**.

TRACT THREE (Map & Parcel No.: 11000003000):

Land in the 4th Civil District of DAVIDSON County, Tennessee, being the northeasterly 10.6 acres of a tract of 146.75 acres, known as the R.L. Castleman Land, said tract of 146.75 acres having been surveyed by George W. Watkins, Surveyor, October 28, 1955, and said northeasterly 10.6 acres being shown as cut off from said tract of 146.75 acres, according to survey of George W. Watkins, Surveyor, January 5, 1956, described as follows:

Beginning at a point in the center of Stewarts Ferry Pike, being the northeasterly corner of said tract of 146.75 acres of R.L. Castleman Land; thence with the center of said Pike North 59 deg. West 278 feet to a spike in the center of said Pike the northwesterly corner of said tract of 10.6 acres; thence South 26 deg. 10 min. West 883 feet to an iron pin; thence South 18 deg. East 86 feet to an iron pin in fence; thence South 52 deg. 30 min. East 357 feet to an iron pin and post, passing oak tree on line marked; thence South 85 deg. East 265 feet to a post, a point, in the east line of said R.L. Castleman Land and the west line of the land of Seaborn; thence North 4 deg. East with fence line between the lands of Castleman and the lands of Seaborn 985 feet to the point of beginning, containing 10.6 acres, more or less.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING DESCRIBED TRACTS OF LAND:

Less and Except:

A tract of land designated as Tract No. 353, in the J. Percy-Priest Dam and Reservoir Project, situate in the Fourth Civil District of Davidson County, Tennessee, on Stewarts Ferry Pike and being more particularly described as follows:

Beginning at a concrete monument located at a corner common to lands now or formerly owned by Benjamin Ray Castleman and the lands of the subject owner, and being in a line of lands now or formerly owned by Malcolm P. Seaborn et al, said monument being situate South 70 deg. 00 min. West 1.4 feet from a 3-inch Ironwood tree, Due North 3.4 feet from an 8-inch Cedar tree, and South 81 deg. 00 min. East 29 feet from a 30-inch Oak tree; and its coordinates are X= 1,829,778.58, Y= 636,125.4; thence, from said point of beginning along Castleman's line as follows: North 76 deg. 45 min. West 265 feet, and North 54 deg. 30 min. West 357 feet to a point in a line of lands now or formerly owned by Elizabeth Mae Castleman Eakes; thence, along said Eakes' line as follows: North 11 deg. 15 min. West 86 feet, and North 25 deg. 45 min. East 285 feet to a concrete monument; thence, severing the lands of the subject owner South 33 deg. 51 min. East 730.44 feet to the point of beginning, containing three and one tenth (3.10) acres, more or less. The above bearings are based upon the Tennessee State Plan Coordinate System.

Less and Except:

Land in the Fourth Civil District of Davidson County, Tennessee, being the northeasterly 3.75 acres more or less of a tract of 10.6 acres, a fourth-fifths undivided interest in which was conveyed to Gertrude C. Jenkins by Goldie McCullough, et als by Deed dated February 1, 1956 and of record in Book 2490, Page 522, Register's Office for Davidson County, Tennessee, to which Deed reference is made and which tract of 3.75 acres, more or less, is more particularly described as follows:
Beginning at a point in the center of Stewarts Ferry Pike being the northeasterly corner of said tract of 10.6 acres; thence South 4 deg. West, with the fence line between the lands of Castleman and the lands of Seaborn, 985 feet to the southeast corner of said tract of 10.6 acres; thence North 33 deg. 51 min. West, with the northeasterly line of a tract of land conveyed by Gertrude C. Jenkins to the United States of America, described as Tract No. 353 in the J. Percy Priest Dam and Reservoir Project, a distance of 320 feet more or less to a point in said northeasterly line of said Tract No. 353; thence North 11 deg. East 815 feet more or less to a point in the center of Stewarts Ferry Pike, which point is North 59 deg. West 139 feet from the northeasterly corner of said tract of 10.6 acres, the point of beginning, thence South 59 deg. East 139 feet to the point of the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Gertrude C. Jenkins by Deed of record in Book 2490, Page 522, Register's Office for Davidson County, Tennessee. The said Gertrude C. Jenkins died intestate on May 11, 1972 leaving as Sole Heir, Marie Jenkins Smith. See also Affidavit of Heirship of record in Instrument No. 20100614-0046126, said Register's Office. The said Marie Jenkins Smith died intestate on May 21, 1973 leaving her husband, James R. Smith, Jr. and her son, Gaylon Jenkins Smith, as her heirs-at-law. The said Gaylon J. Smith died testate on February 19, 2009, leaving as Sole Heirs, Geric Gaylon Smith and Robert Kendall Smith. See also Affidavits of Heirship of record in Instrument No. 202610020091096, and Instrument No. 202610020091097, said Register's Office. See also Probate No. 09P-325 of record in Probate Court of Davidson County, Tennessee. The said James R. Smith died testate on November 6, 2016 and the Will was admitted to Probate as Probate No. 2016PR351 of record in Probate Court of Wilson County, Tennessee. The Will of James R. Smith devised the property to Geric Gaylon Smith and Robert Kendall Smith.

And being the same property conveyed to Geric Gaylon Smith, a married man, by Quitclaim Deed from Geric Gaylon Smith and Robert Kendall Smith, only heirs of Gaylon Jenkins Smith, dated June 14, 2018, and of record in Instrument No. 20180628-0062428, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **1704 STEWARTS FERRY PIKE, HERMITAGE, TN 37076**.

Certification of Recorded Documents

I, Karen Suggs, 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 October 1, 2026.

Karen Suggs

(AFFIANT) – Karen Suggs

10/01/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1st day of October, 2026.

My commission expires: 1/24/28

Patricia Nicholls

Notary Public

