WARRANTY DEED

Karen Johnson Davidson County
Batch# 1481115 DEEDWARR
10/07/2026 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,296.33
20261007-0092132

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,360.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kianna Mason	Fifth Third Mortgage Company	Map: 086-08-0A-012.00
(NAME) 2157 Strombury Dr.	(NAME) 5001 Kingsley Drive MD: 1MOBA8	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS ($350,360.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL C. SMITH, JR., UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIANNA MASON, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 415 on the Plan of Camden Woods, Phase II, as of record in Plat Book 6900, Page 735, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul C. Smith, Jr., unmarried, by Quitclaim Deed from Paul C. Smith, Jr., a married man and wife, Tammie L. Smith, of record in Instrument No. 20260217-0012600, dated February 17, 2026, Register's Office for said County.

Being the same property conveyed to Paul C. Smith, Jr., a married man and wife, Tammie L. Smith by Warranty Deed from Ricky Ray Truelove and Kathy L. Truelove, husband and wife of record in Instrument No. 20100504-0033742, dated April 30, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 735, said Register's Office; (3) Charter for Homeowners Association of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5741, Page 360, amended in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329, Book 9231, Page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788, Instrument No. 20140707-0059383, and Book 7620, Page 583, amended in Instrument No. 20140707-0059384, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2157 Strombury Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of September, 2026.

Paul C. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of September, 2026.

My Commission Expires: 1/24/28

Notary Public

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-30-24.

Affiant Signature

9-30-24
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30 day of Sept, 2026.

Notary Signature
My commission expires:

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON