Karen Johnson Davidson County
Batch# 444082 DEEDWARR
07/27/2020 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20200727-0081901

NEW OWNER:
TOM SMITH
157 STONERS GLEN DRIVE
HERMITAGE, TN 37076

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: 20-0910

Map & Parcel
075150A157.00

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NANCY ABBY, EXECUTRIX OF THE ESTATE OF JEANNA R. FUNKHOUSER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TOM SMITH and JUDITH T. SMITH, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 157 of Stoners Glen, a Horizontal Property Regime with Private Elements, Phase Two established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Stoner's Glen of record in Instrument No. 20000526-0052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20040115-0006286 and Instrument No. 20160829-0090242, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Plan of Stoners Glen, First Revision, Phase Two, of record in Instrument No. 20001208-0121075, corrected in Instrument No. 20010117-0005055 and Instrument No. 20010109-0002802, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to JEANNA FUNKHOUSER, unmarried, by Warranty Deed from FRANK BATSON HOMES, INC., dated November 14, 2001, and of record in Instrument No. 20011115-0125715, Register's Office for DAVIDSON County, Tennessee. Jeanna Funkhouser a/k/a Jeanna R. Funkhouser is now deceased, having died testate on February 26, 2020. For further reference to title, see the Probate of the Estate of Jeanna R.

Funkhouser, and her Will therein, of record in Docket No. 20P576, in the Probate Court at Davidson County, Tennessee, whereby the real property owned by her at the time of her death shall be made a part of her probate estate and Nancy Abby, as the appointed Executrix, has the authority to sell the property herein without the joinder of any beneficiaries as a part of the administration thereof.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 157 STONERS GLEN DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs 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.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20001208-0121075 and corrected Instrument No. 20010117-0005055, and in Instrument No. 20010109-0002802, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS MY SIGNATURE hereto this ~~21st~~ 22nd day of July, 2020.

ESTATE OF JEANNA R. FUNKHOUSER

Nancy Abby Executrix

BY: NANCY ABBY, EXECUTRIX

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NANCY ABBY, EXECUTRIX OF THE ESTATE OF JEANNA R. FUNKHOUSER** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ~~21st~~ 22nd day of July, 2020.

NOTARY PUBLIC

My commission expires: 12/08/2021

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The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Nancy Abby Representative
AFFIANT

Sworn to and subscribed to before me this ~~21st~~ 22nd day of July, 2020.

NOTARY PUBLIC

My commission expires: 12/08/2021

NICOLETTE GRAMES
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 12/08/2021
NOTARY ID 13137962-1

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

