Karen Johnson Davidson County
Batch# 592428 DEEDWARRSP
03/16/2021 08:44:30 AM 7 pgs
Fees: $38.00 Taxes: $1,665.00
20210316-0034365

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Karl A. Sillay **Affiant** Subscribed and sworn to before me, this 15 day of March, 2021. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Karl A. Sillay and wife, Elizabeth G. Sillay 2118 Sharondale Drive Nashville, TN 37215	SAME	1170309000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles M. Smith, III, and Sarah B. Smith, Co-Trustees of the Sarah B. Smith Revocable Trust dated June 7, 1994, as to a two-third percentage (2/3%) interest; Carolyn W. Bradford, as to a one-sixth percentage (1/6%) interest and Stephen C.**

Weeks, as to a one-sixth percentage (1/6%) interest pursuant to the will of Jean B. Weeks, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KARL A. SILLAY AND WIFE, ELIZABETH G. SILLAY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 27 on the Plan of Hillsboro Circle, described as follows:

Beginning at a stake in the northerly margin of Sharondale Road, the southwest corner of Lot No. 28; thence northwardly 180 feet to a stake the northwest corner of Lot No. 28; thence westwardly 63.8 feet to a stake in the easterly margin of Sharondale Court, the southwest corner of Lot No. 26; thence with said Court southwardly 150.6 feet to a stake in the easterly margin of said Court; the beginning of a curve thence around said curve with a radius of 20 feet a distance of 30.9 feet to a stake in the northerly margin of Sharondale Road; thence with same eastwardly 55 feet to the beginning.

Being the same property conveyed to Stewart C. Bush and wife, Josephine Louise Bush by deed dated May 1, 1940, from Frances Potter Ralston and husband, G. A. Ralston, of record in Book 1151, page 146, Register's Office for Davidson County, Tennessee. Josephine Louise Bush having precedeceased Stewart C. Bush. Stewart C. Bush devised in his Last Will and Testament of record in Will Book 223, page 269, Probate Court for Davidson County, as follows: a life estate to Jean Bush Weeks, a one-third (1/3) remainder interest her heirs and assigns; William Stewart Bush, a one-third (1/3) remainder interest, his heirs and assigns, and a one-third (1/3) remainder interest to Sarah Bush Smith, her heirs and assigns, as set out in Book 11391, page 207, Register's Office for Davidson County, Tennessee. By quitclaim deed at Book 11418, page 615, Register's Office for Davidson County, Tennessee, Jean Bush Weeks conveyed to Sarah Bush Smith a one-eighteenth (1/18) interest. By deed of record at Instrument No. 20091013-0095009, Sarah Bush Smith conveyed her seven-eighteenths (7/18) undivided interest to the Charles M. Smith, III and Sarah B. Smith, Co-Trustees of the Sarah B. Smith Revocable Trust dated June 7, 1994. By deed of record at Instrument No. 20091015-0095703, William Stewart Bush conveyed his one-third (1/3) undivided interest to Charles M. Smith, III and Sarah B. Smith, Co-Trustees of the Sarah B. Smith Revocable Trust dated June 7, 1994. The said Jean B. Weeks having since died and by her will of record at 20P 1656, Seventh Circuit Court, Probate Division, devised her interest in subject property to Carolyn W. Bradford and Stephen C Weeks. Title is now vested in Charles M. Smith, III and Sarah B. Smith, Co-Trustees of the Sarah B. Smith Revocable Trust dated June 7, 1994, as to a two-thirds (2/3%) remaining interest and Carolyn W. Bradford, as to a one-sixth (1/6%) remaining interest and Stephen C. Weeks, as to a one-sixth (1/6%) remaining interest.

Subject property is not the usual place of residence of any of the Grantors.

This conveyance is made subject to:

1. 2021 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as: 2118 Sharondale Drive, Nashville, TN 37215.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever, arising by, through or under the Grantors, but not further or otherwise.

WITNESS my hand this 8 day of March, 2021.

SIGNATURES OF GRANTORS ON FOLLOWING PAGE:

Charles M. Smith, III, Co-Trustee
of the Sarah B. Smith Revocable Trust

Sarah B. Smith, Co-Trustee
of the Sarah B. Smith Revocable Trust

STATE OF Virginia)
COUNTY OF Loudoun)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES M. SMITH, III, CO-TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of March, 2021.

Notary Public 310808

My Commission Expires: 6/30/2021

DEBBI MARIE ALEXANDER
NOTARY PUBLIC 310808
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2021

STATE OF Virginia)
COUNTY OF Loudoun)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH B. SMITH, CO-TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of March, 2021.

Notary Public 310808

My Commission Expires: 6/30/2021

DEBBI MARIE ALEXANDER
NOTARY PUBLIC 310808
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2021

Carolyn W. Bradford

Carolyn W. Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN W. BRADFORD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of March, 2021.

Notary Public

My Commission Expires: _____

WESLEY TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

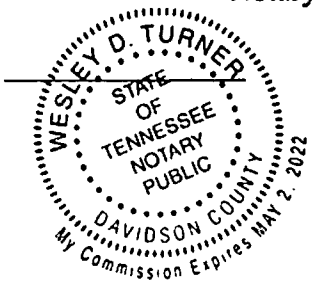
Stephen C. Weeks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN C. WEEKS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of March, 2021.

Notary Public

My Commission Expires: 

True Copy Certification

I, Wesley D. Turner, 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.

Wesley D. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, 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: 10-17-2023

Notary's Seal

