Karen Johnson Davidson County
Batch# 609924 DEEDWARR
04/08/2021 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20210408-0046618

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-656

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of April, 2021

Notary Public

Commission Expires: 3/17/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
MacKenzie W. Tierney-Smith and Katherine R. Tierney-Smith 915 Maplewood Place Nashville, TN 37216	New owner	061-07-0-167.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Phyllis Elizabeth Knowles and Leslie Allison Light, Trustees of The Testamentary Trust of Eloise Akins Caraccioli and Co-Executrixes of The Estate of Eloise Akins Caraccioli
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Mackenzie W Tierney-Smith and Katherine R. Tierney-Smith, husband and wife
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 Block "B" on the Plan of Broadmoor of record in Plat Book 547, Page (s) 161 and 162, 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 part of the same property conveyed to Phillip Caraccioli and wife, Eloise Caraccioli by Warranty Deed from Kimberly Walker, unmarried, of record at Instrument No. 20100514-0037151, Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 14, 2010 and Scrivener's Affidavit recorded as Instrument No. 20131127-0121822. (Value or consideration as shown in aforementioned deed $194,000.00.) The said Phillip Caraccioli died on or about 8/27/14 leaving Eloise Caraccioli vested as the surviving tenant by the entirety. Eloise Caraccioli is aka Mildred Eloise Caraccioli and aka Eloise Akins Caraccioli. The said Eloise Caraccioli died on or about 9/16/16. Reference is made to the Last Will and Testament of Eloise Akins Caraccioli of record in the Seventh Circuit Court, Probate Division, for Davidson County, TN under Case No. 19P1762 in which Leslie Light and Phyllis Elizabeth Knowles were named Co-Executrices.

Being also known as 915 Maplewood Place Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 915 Maplewood Place, Nashville, TN 37216

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 so 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.

Dated this the 5th day of April, 2021.

The Testamentary Trust of Eloise Akins Caraccioli

By: Leslie A Light trustee
Leslie Allison Light, Trustee

The Estate of Eloise Akins Caraccioli

By: Leslie A Light co-executrix
Leslie Allison Light, Co-Executrix

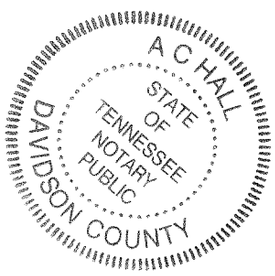
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leslie Allison Light, Co-Trustee of The Testamentary Trust of Eloise Akins Caraccioli and Co-Executrix of The Estate of Eloise Akins Caraccioli** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that shey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Hendersonville, Tennessee this 5th day of April, 2021.

A C Hall
Notary Public
My Commission Expires: 5-2-22

(Notary Seal)



The Testamentary Trust of Eloise Akins Caraccioli

By: Phyllis Elizabeth Knowles, Trustee
Phyllis Elizabeth Knowles, Trustee

The Estate of Eloise Akins Caraccioli
By: Phyllis Elizabeth Knowles, Co Executrix
Phyllis Elizabeth Knowles, Co-Executrix

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~WILLIAMSON~~ WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phyllis Elizabeth Knowles, Co-Trustee of The Testamentary Trust of Eloise Akins Caraccioli and Co-Executrix of The Estate of Eloise Akins Caraccioli** 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 Holly Springs (city) NORTH CAROLINA (state) this 5th day of April, 2021.

Margaret Ann Kelley
Notary Public
My Commission Expires: 10-10-2025

(Notary Seal)

Margaret Ann Kelley
Notary Public
Wake County
North Carolina
My commission expires Oct 10, 2025

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021