NAME AND ADDRESS OF NEW OWNERS:
Matthew S. Smith and
Alice M. Smith
1512 Douglas Avenue
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owners

Karen Johnson Davidson County
Batch# 914560 DEEDWARR
09/09/2022 11:03:30 AM 12 pgs
Fees: $63.00 Taxes: $1,078.55
20220909-0101160

WARRANTY DEED

WITH EXECUTRIX'S QUITCLAIM

Map and Parcel: 033 11 0 018.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jonathan Basham, Joey Self, Lisa Brown, Michael Burns, Marissa Binkley, Becky Gibson, Lori Morrison, Melanie Hendrix, Eric Grisham, Stephanie Turner, Freida Russell, Robbie Brady, Troy Burns and Donna McDaniel, individually and as Executrix of the Estate of Robert Cleve Burns** has bargained and sold and do hereby transfer and convey unto **Matthew S. Smith and Alice M. Smith, husband and wife**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Blair Manor, of record in Book 3300, page 32, in the Register's Office for said County. Said Lot No. 33 fronts 157.88 feet on the northerly margin of Edgebrook Road and runs back between line 200 feet on the easterly line and 210 feet on the westerly line to a dead line in the rear of which measures 245.6 feet.

Being the same property conveyed to Robert C. Burns and wife Jean W. Burns by Warranty Deed filed for record on April 17,1968 in Book 4227, page 882, of the Register's Office of Davidson County, Tennessee. The said Jean W. Burns died on September 16, 2014 leaving Robert C. Burns as the surviving tenant by the entirety. The said Robert C. Burns died testate on April 4, 2021, and pursuant to the Last Will and Testament of Robert Cleve Burns of record in the Circuit Court of Davidson County, Tennessee, the devisees of

the estate are Troy Burns, Becky Gibson, Michael Burns, Melanie Hendrix, Lori Morrison, Donna McDaniel, Stephanie Turner, Joey Self, Marissa Binkley, Lisa Brown, Eric Grisham, Jonathan Basham, Robbie Brady, and Freida Russell. Donna McDaniel was appointed Executrix of the Estate of Robert Cleve Burns as evidenced by Letters Testamentary issued by the Circuit Court of Davidson County, Tennessee, dated November 15, 2021.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2022 real property taxes which will be prorated at closing and payment to be made by Grantee.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Donna McDaniel, as Executrix of the Estate of Robert Cleve Burns, hereby quitclaims any and all interest of the estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 2 day of September 2022.

Donna McDaniel
Donna McDaniel, individually

Donna McDaniel, Executrix
Donna McDaniel, Executrix of the Estate of Robert Cleve Burns

Jonathan Basham By Donna McDaniel
Jonathan Basham by Donna McDaniel,
Attorney-in-Fact Attorney in Fact

Joey Self By Donna McDaniel
Joey Self, by Donna McDaniel, Attorney-
in-Fact Attorney-in-Fact

Lisa Brown By Donna McDaniel
Lisa Brown by Donna McDaniel,
Attorney-in-Fact Attorney-in-Fact

Michael Burns By Donna McDaniel
Michael Burns by Donna McDaniel, Attorney-
in-Fact Attorney-in-Fact

Marissa Binkley By Donna McDaniel
Marissa Binkley by Donna McDaniel,
Attorney-in-Fact Attorney-In-Fact

Becky Gibson By Donna McDaniel
Becky Gibson by Donna McDaniel, Attorney-
in-Fact Attorney-in-Fact

Lori Morrison By Donna McDaniel
Lori Morrison by Donna McDaniel,
Attorney-in-Fact Attorney

Melanie Hendrix By Donna McDaniel
Melanie Hendrix by Donna McDaniel, Attorney-
in-Fact Attorney-in-Fact

Eric Grisham By Donna McDaniel
Eric Grisham by Donna McDaniel,
Attorney-in-Fact Attorney in Fact

Stephanie Turner By Donna McDaniel
Stephanie Turner by Donna McDaniel, Attorney-
in-Fact Attorney-in-Fact

Freida Russell By Donna McDaniel
Freida Russell by Donna McDaniel,
Attorney-in-Fact Attorney-in-Fact

Robbie Brady By Donna McDaniel
Robbie Brady by Donna McDaniel, Attorney-
in-Fact Attorney-in-Fact

Troy Burns By Donna McDaniel
Troy Burns by Donna McDaniel,
Attorney-in-Fact Attorney-in Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 2 **day of** September, 2022.

Commission expires: 2/20/2023

L. F. Vaught
Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

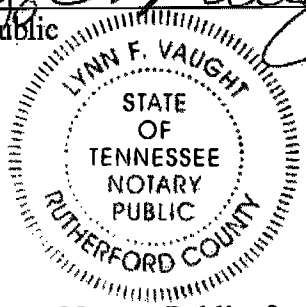
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna McDaniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Executrix of the Estate of Robert Cleve Burns, and that she as such Executrix executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of September, 2022.

Commission expires: 2/20/2023

Notary Public



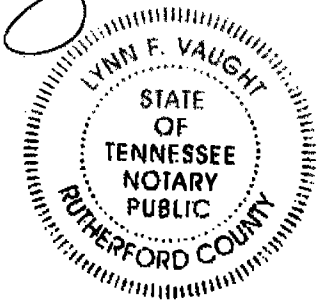
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Jonathan Basham by virtue of an instrument of record in Instrument No. 202209090101147 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Joey Self by virtue of an instrument of record in Instrument No. 202209090101148 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Lisa Brown by virtue of an instrument of record in Instrument No. 202209090101149 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

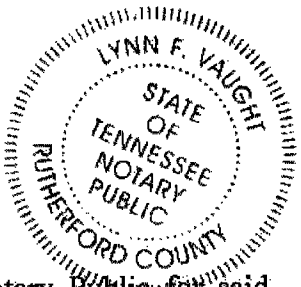
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Michael Burns by virtue of an instrument of record in Instrument No. 202209090101150 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023



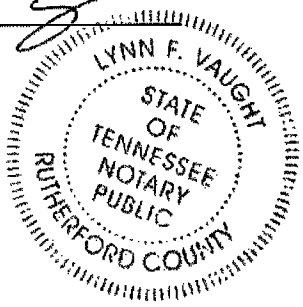
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Marissa Binkley by virtue of an instrument of record in Instrument No. 202209090101151 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Becky Gibson by virtue of an instrument of record in Instrument No. 202209090101152 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Lori Morrison by virtue of an instrument of record in Instrument No. 202209090101153 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Melanie Hendrix by virtue of an instrument of record in Instrument No. 202209090101154 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Eric Grisham by virtue of an instrument of record in Instrument No. 202209090101155 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Stephanie Turner by virtue of an instrument of record in Instrument No. 202209090101156 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Freida Russell by virtue of an instrument of record in Instrument No. 202209090101157 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Robbie Brady by virtue of an instrument of record in Instrument No. 202209090101158 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Donna McDaniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of Troy Burns by virtue of an instrument of record in Instrument No. 202209090101159 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $291,500.00.

Affiant

Witness my hand at office this 2 day of September 2022.

My Commission Expires: 9-16-23

Notary Public

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that **I am the custodian of the original version of the electronic document** tendered for registration herewith and th**at this electronic document is a true and exact copy of the original** document executed and authenticated a**ccording to law on** 9-2-2022 **(date of document).**

Affiant Signature

9/9/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of September, 2022.

Notary Signature

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/15/2026