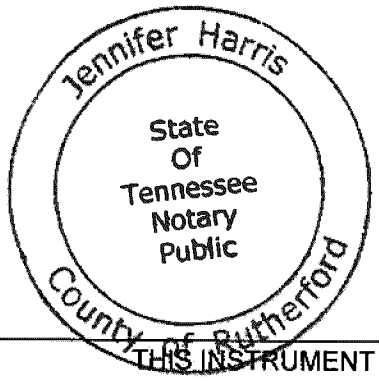


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson JA
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $203,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of January, 2023.

NOTARY PUBLIC

My commission expires: 9.2.2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Enock Badio and Tatchana Badio	NEW OWNER	086-11-0A-061.00 CO
(NAME)	(NAME)	
129 Hermitage Woods Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Karen Johnson Davidson County
Batch# 962280 DEEDWARR
01/18/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $751.10
20230118-0004188

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mary J. Simmons, Executrix of The Estate of William J. Smith aka Billy J. Smith and Holly Goodwin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Enock Badio and Tatchana Badio, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. Unit 2, Building 2, together with Carport 2-2-G, on the plan of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments, of record in Book 4860, pages 62-64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hermitage Woods, Phase II (Raintree Village), a Condominium, a horizontal property regime established by Master Deed of record in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, and in Book 5172, page 77, said Register's Office.

Being the same property conveyed to BILLY J. SMITH, AN UNMARRIED PERSON, by deed from JACK RONALD RAINEY, AN UNMARRIED PERSON, AND BEVERLY FAY MORGAN RAINEY, AN UNMARRIED PERSON, of record in Book 5960, page 767, dated November 4, 1982, said Register's Office.

BILLY J. SMITH, AKA WILLIAM J. SMITH, died testate on or about February 11, 2022. Pursuant to the Order of Probate in Docket No. 22P661, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be sold by MARY J. SIMMONS, EXECUTOR OF THE ESTATE OF WILLIAM J. SMITH. Holly Goodwin is hereby conveying her interest as the intended devisee under the will of William J. Smith.

This property is __unimproved _X_improved property known as: 129 Hermitage Woods Drive, Hermitage, TN 37076.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of January, 2023.

The Estate of William J. Smith

BY: Mary J. Simmons, Executrix
Mary J. Simmons, Executrix

Holly Goodwin
Holly Goodwin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary J. Simmons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executrix of the Estate of William J. Smith, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 17th day of January, 2023.

Notary Public

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly Goodwin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2023.

Notary Public
My Commission Expires: 07/06/2026

ADAM WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or 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 1-18-2023 (date of document).

Affiant Signature

1-18-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of January 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY