WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

MJ-SS-22-112

Karen Johnson Davidson County
Batch# 964596 DEEDWARR
01/26/2023 10:40:11 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20230126-0005946

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Timothy Steven Smith	**NEW OWNER**	
(NAME)	(NAME)	**053 11 0 024.00**
5489 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF EUNICE F. THOMPSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY STEVEN SMITH, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 and the Southerly one-half Lot No. 8 of Block "A" on the Map Entitled Subdivision Map 3 of the Life and Casualty Insurance Company Property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and part of Lot No. 8 fronts together 90 feet on the Westerly margin of Park Circle and run back between parallel lines 180 feet to a line in the rear.

Being the same property conveyed to Jerry H. Thompson and wife, Eunice Fay Thompson, by Warranty Deed from Fred S. Ramsay and wife, Daisye S. Ramsay, of record in Book 4344, Page 506, in the Register's Office of Davidson County, Tennessee, dated June 20, 1969 and recorded on June 24, 1969. The said Jerry H. Thompson died on August 06, 2011, leaving Eunice Fay Thompson as surviving spouse. Affidavit of Heirship recorded in Instrument No. 20120926-0087810. Subsequently, the said Eunice Fay Thompson died testate on July 18, 2022, her Last Will and Testament duly probated in the 20th Judicial District for the State of Tennessee by the Seventh Circuit Court at Nashville, Davidson County, Probate Division under Docket No. 22P1629. Joseph A. Thompson having been appointed Executor of the Estate of Eunice Fay Thompson with full authority to sell the subject real property and execute Deeds of Conveyance. Letters Testamentary having been issued October 20, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Park Circle, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 19 DAY OF JANUARY, 2023.

Estate of Eunice F. Thompson

BY: _____
Joseph A. Thompson
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH A. THOMPSON, EXECUTOR of the ESTATE OF EUNICE F. THOMPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212