Karen Johnson Davidson County
Batch# 968783 DEEDWARR
02/08/2023 11:04:30 AM 6 pgs
Fees: $33.00 Taxes: $1,443.00
20230208-0009187

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AT-22-3635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tameka Monique Smith and James Robert Smith, Jr.	NEW OWNERS	
(NAME) 4781 Crystal Brook Drive	(NAME) 4781 CRYSTAL BROOK DR	162-16-0D-010.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marcia J. Ross, Deborah E. Menninger, Gene Douglas Henry Jr., Terry A. Henry, Carla Estelle Tufts, Ricky D. Henry, Mary K. Orona, Karen F. Henry, Robin L. Hill, Kimberly R. Boal, Brian D. Cavanaugh, and Melinda M. Vandegrift, Heirs at law of Joseph Todd Henry, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tameka Monique Smith and James Robert Smith, Jr., wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 26 on the Plan of Section One, Honey Brook Subdivision, of record in Plat Book 7900, Page 254, 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 the same property conveyed to Rodney S. White, Unmarried by Deed from Barry Construction Company, a Tennessee Corporation of record in Book 9001, page 27, Register's Office for Davidson County, Tennessee, dated June 30, 1993 and recorded on July 1, 1993.

The said Rodney S. White having died on or about December 25, 2017, his estate being probated in Docket No. 18P-1566, in the Probate Court for Davidson County, Tennessee, whereas the subject property was devised to Joseph Todd Henry. A copy of the Will of Rodney Steve White was recorded on May 13, 2022, in Instrument No. 20220513-0055497, in the Register's Office for Davidson County, Tennessee.

The said Joseph Todd Henry died intestate on or about February 23, 2022, and his estate has been admitted for probate in Docket No. 22P480, in the Probate Court for Davidson County, Tennessee. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20230206-0008446, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 4781 Crystal Brook Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 7th day of February, 2023.

Marcia J. Ross, Administrator

Marcia J. Ross

Deborah E. Menninger by Marcia J. Ross, Attorney-In-Fact

Gene Douglas Henry Jr. by Marcia J. Ross, his Attorney-In-Fact

Terry A. Henry by Marcia J. Ross, Attorney-In-Fact

Carla Estelle Tufts

Ricky D. Henry by Marcia J. Ross, Attorney-In-Fact

Mary K. Orona by Marcia J. Ross, Attorney-In-Fact

Karen F. Henry by Carla Estelle Tufts, Attorney-In-Fact

Robin L. Hill by Carla Estelle Tufts, Attorney-In-Fact

Kimberly R. Boal by Carla Estelle Tufts, Attorney-In-Fact

Brian D. Cavanaugh by Carla Estelle Tufts, Attorney-In-Fact

Melinda M. Vandegrift by Carla Estelle Tufts, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of February, 2023, before me personally appeared Marcia J. Ross, Administrator and Heir of Joseph Todd Henry to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

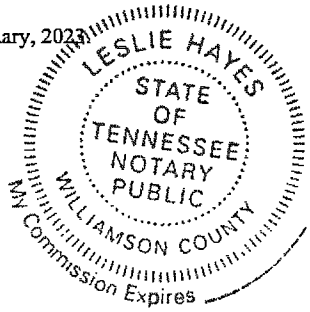


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of February, 2023, before me personally appeared Carla Estelle Tufts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

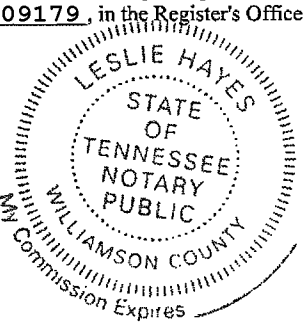


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Marcia J. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Deborah E. Menninger, and that this instrument was executed on behalf of the said Deborah E. Menninger for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No 202302080009179, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

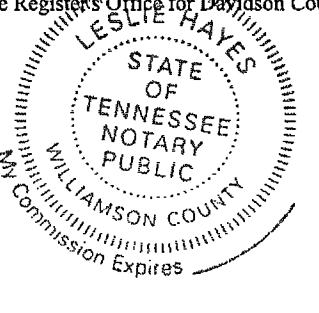


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Marcia J. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Gene Douglas Henry, Jr., and that this instrument was executed on behalf of the said Gene Douglas Henry, Jr. for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302080009180, in the Register's Office for Davidson County, Tennessee.

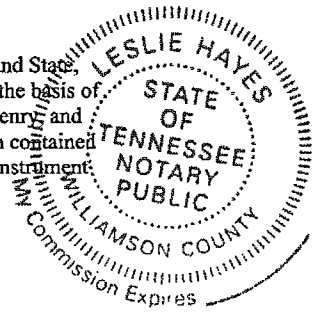
Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26



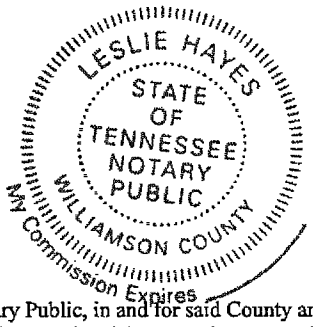
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Marcia J. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Terry A. Henry, and that this instrument was executed on behalf of the said Terry A. Henry for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302080009181 in the Register's Office for Davidson County, Tennessee.



Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

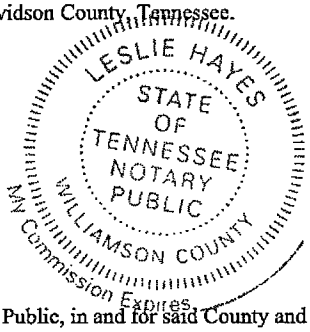


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Marcia J. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Ricky D. Henry, and that this instrument was executed on behalf of the said Ricky D. Henry for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No 202302080009182, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

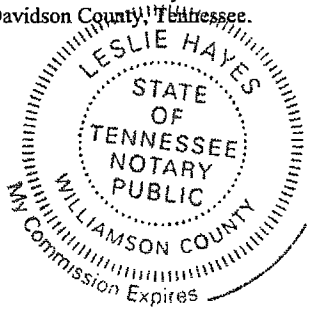


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Marcia J. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Mary K. Orona, and that this instrument was executed on behalf of the said Mary K. Orona for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302080009183 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

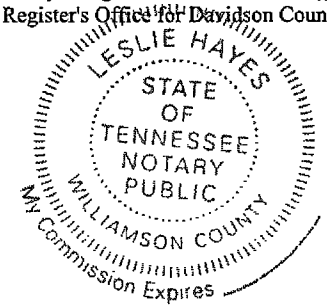


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Carla Estelle Tufts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Karen F. Henry, and that this instrument was executed on behalf of the said Karen F. Henry for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No.202302080009184, in the Register's Office for Davidson County, Tennessee.

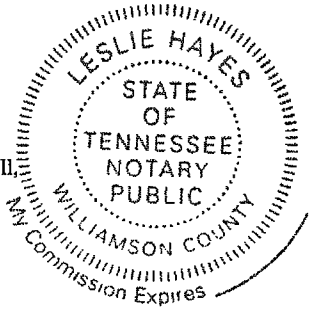
Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Carla Estelle Tufts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Robin L. Hill, and that this instrument was executed on behalf of the said Robin L. Hill for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No.202302080009185, in the Register's Office for Davidson County, Tennessee.



Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Carla Estelle Tufts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Kimberly R. Boal, and that this instrument was executed on behalf of the said Kimberly R. Boal for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302080009186 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Carla Estelle Tufts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Brian D. Cavanaugh, and that this instrument was executed on behalf of the said Brian D. Cavanaugh for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302080009178 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Carla Estelle Tufts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Melinda M. Vandegrift, and that this instrument was executed on behalf of the said Melinda M. Vandegrift for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202302080009177, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of February, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Holly A. Mason, 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 2/6/23.

Affiant Signature

2.6.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of February, 2023

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25