Karen Johnson Davidson County
Batch# 981587 DEEDWARR
03/16/2023 12:12:41 PM 2 pgs
Fees: $13.00 Taxes: $1,916.60
20230316-0019107

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Elizabeth Smola, Executrix of the Last Will and Testament of Buddy Eugene Smola, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chesley P. Erwin, Jr. and Nancy B. Davis, Trustees of The Davis and Erwin Living Trust dated January 29, 2018, and any amendments thereto,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 217 on the Final Plat of Burkitt Place, Phase 1A, Section 1, as of record in Plat at Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, 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 Buddy E. Smola, unmarried by Warranty Deed from Nancy R. Smith, unmarried, dated November 30, 2016, of record in Instrument No. 20161201-0126211, Register's Office, Davidson County, Tennessee. The said Buddy Eugene Smola having died on or about July 30, 2022, leaving a Last Will and Testament as probated in Docket No. 22P1711, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Buddy E. Smola and Buddy Eugene Smola are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments, and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8064 Canonbury Drive, Nolensville, TN 37135.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Davis and Erwin Living Trust **8064 Canonbury Drive** **Nolensville, TN 37135**	New Owner	**186-04-0A-032.00CO**

WITNESS THE EXECUTION HEREOF this 15th day of March, 2023.

The Estate of Buddy Eugene Smola, deceased

, executrix

Jennifer Elizabeth Smola, Executrix

State of Tennessee)
County of Davidson)

On this 15th day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, Jennifer Elizabeth Smola, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of The Estate of Buddy Eugene Smola, and is authorized to execute this instrument, and that she has executed this instrument on behalf of The Estate of Buddy Eugene Smola as Executrix.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. ROBINSON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 518,000.00.**

Affiant

Brian Payne

Sworn and subscribed before me on this the 15th day of March, 2023.

Notary Public

My Commission Expires: May 7, 2024

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY