STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$750,000.00** (Seven Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of October, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7.9.27

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9 2027

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 1066089 **DEEDWARR**
10/30/2023 02:27:06 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00

20231030-0084711

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Dudley Duncan Smith Jr. and Hallee Smith 108 Keyway Drive Nashville, TN 37205	**SAME AS NEW OWNER**	13001001600

WARRANTY DEED

FOR AND IN 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, **LAURA SUSAN RACTLIFFE LEE MOSELEY AND SCOTT EDWARD RACTLIFFE, CO-TRUSTEES OF THE LOIS ANN RACTLIFFE BRABSON TRUST, ESTABLISHED ON NOVEMBER 18, 2014** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DUDLEY DUNCAN SMITH JR. AND HALLEE SMITH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS; A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain tract or parcel of land, lying and being situated in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 60 on the plan of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 60 fronts 100.0 feet on the northerly margin of Keyway Drive and extends back 151.9 feet on the westerly line, and 149.6 fee on the easterly line, to a line on the rear on which it measures 104.0 feet.

Being the same property conveyed to Laura Susan Ractliffe Lee and Scott Edward Ractliffe, Co-Trustees of the Lois Ann Ractliffe Brabson 2014 Trust, established on November 18, 2014 by deed from Lois Ractliffe Brabson a/k/a Lois Ractliffe of record in Instrument No. 20141208-0112139, dated November 18, 2014 and recorded on December 8, 2014, Register's Office for Davidson County, Tennessee. Lois Ann Ractliffe Brabson having since died testate on October 7, 2021, leaving a Last Will and Testament admitted in Docket No. 21P2511 in the Second Circuit Davidson County, Tennessee. Laura Suan Ractliffe Lee and Scott Edward Ractliffe were named as Co-Executors with power to sell real estate being expressly conferred upon the Co-Executors. Further, the Will devises the property to the said Laura Susan Ractliffe Lee and Scott Edward Ractliffe, who join this conveyance. Pursuant to the Agreed Order Approving Purchase and Sale Agreement in Docket No. 21P2511 in the Second Circuit Court of Davidson County, Tennessee at Nashville entered October 20, 2023, Laura Moseley and Scott Ractliffe were granted the authority necessary to execute any deed, closing statement, and/or any necessary documentation to effectuate the closing of the sale and transfer of title.

Lois Ann Ractliffe Brabson, Lois Ractliffe Brabson are one and the same person.
Laura Susan Ractliffe Lee, Laura Lee Moseley, Laura Moseley, Laura Susan Ractliffe Lee Moseley are one and the same person.
Scott Edward Ractliffe and Scott Ractliffe are one and the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **108 KEYWAY DRIVE** **NASHVILLE, TN 37205**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2023096908

WITNESS, this 30th day of October, 2023

Laura Susan Ractliffe Lee Moseley, Individually

Scott Edward Ractliffe, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laura Susan Ractliffe Lee Moseley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of October, 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott Edward Ractliffe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of October, 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

WITNESS, this 30th day of October, 2023

Lois Ann Ractliffe Brabson 2014 Trust, established on November 18, 2014

Laura Lee Moseley, Co-Trustee

Scott Edward Ractliffe, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laura Susan Ractliffe Lee Moseley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Co-Trustee of the Lois Ann Ractliffe Brabson 2014 Trust, established November 18, 2014, and in her capacity as such Co-Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of October, 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott Edward Ractliffe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Trustee of the Lois Ann Ractliffe Brabson 2014 Trust, established November 18, 2014, and in his capacity as such Co-Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of October, 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

WITNESS, this 30th day of October, 2023

The Estate of Lois Ann Ractliffe Brabson

Laura Susan Ractliffe Lee Moseley, Co-Executrix **Scott Edward Ractliffe, Co-Executor**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laura Susan Ractliffe Lee Moseley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Co-Executrix of the Estate of Lois Ann Ractliffe Brabson, and in her capacity as such Co-Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of October, 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of October, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott Edward Ractliffe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Executor of the Estate of Lois Ann Ractliffe Brabson, and in his capacity as such Co-Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of October, 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires