LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$775,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWIN BRAMEL WALKER, JR. & TYLER WALKER	**SAME**	**145-14-0-028.00**
(NAME) **2992 REGATTA ROAD**	(NAME)	
(ADDRESS) **NAPLES, FL 34103**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, LES JONES, TRUSTEE OF THE RUSSELL & LOUISE SMITH TRUST DATED JUNE 9, 1994 F/B/O LYNDSAY N. SMITH NKA LYNDSAY SMITH DAVIS, RACHEL E. SMITH NKA RACHEL SMITH WATKINS, AND NATHANIEL L. KNOWLES, FEE ESTATE AND BEVERLY SMITH PIRTLE, LIFE TENANT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWIN BRAMEL WALKER, JR., A MARRIED MAN, AND TYLER WALKER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR 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(s) 186, as shown on the map entitled Tyne Valley Estates, Section 10, of record in Plat Book 3700, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RUSSELL M. SMITH and wife, LOUISE S. SMITH, by deed from HAURY & SMITH CONTRACTORS, INC., of record in Book 4289, page 509, dated October 7, 1968, said Register's Office.

RUSSELL M. SMITH AND LOUISE S. SMITH have conveyed said property to LES JONES, TRUSTEE F/B/O NATHANIEL L. KNOWLES, LYNDSAY N. SMITH, RACHEL E. SMITH AND ANY GRANDCHILDREN BORN IN THE FUTURE, RESERVING UNTO THEMSELVES AND THEIR DAUGHTERS, NANCY A. SMITH, BEVERLY L. SMITH (PIRTLE) AND BARBARA S. KNOWLES A LIFE ESTATE by quitclaim deed of record in Book 9384, Page 436, dated June 9, 1994, said Register's Office.

RUSSELL M. SMITH died on or about April 21, 1996, extinguishing his life estate. LOUISE S. SMITH died on or about March 16, 1999, extinguishing her life estate. BARBARA S. KNOWLES died on or about February 27, 2016, extinguishing her life estate, and NANCY A. SMITH died on or about May 16, 2023, extinguishing her life estate and leaving BEVERLY L. SMITH PIRTLE as the sole remaining life tenant.

Pursuant to the Order Approving Nonjudicial Settlement Agreement dated October 4, 2023, of record in Case No. 23P1778 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, said Trust was terminated with proceeds to be divided between the life tenant and the qualified beneficiaries; namely, BEVERLY SMITH PIRTLE, NATHANIEL L. KNOWLES, LYNDSAY N. SMITH, AND RACHEL E. SMITH after the sale of said property.
Property was ordered to be sold as part of the Probate Estate.

This conveyance is subject to any creek or branch running through or along the boundary line of subject property, matters shown on the Plan of record in Plat Book 3700, page 136, and any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1075437 DEEDWARR
11/27/2023 02:12:07 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20231127-0091481

unimproved (
This is improved(**X**) property, known as **1214 JEFFERSON DAVIS DRIVE, BRENTWOOD, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of November, 2023.

Les Jones, Trustee

LES JONES, TRUSTEE F/B/O NATHANIEL L. KNOWLES, LYNDSAY N. SMITH AND RACHEL E. SMITH

Beverly Smith Pirtle

BEVERLY SMITH PIRTLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LES JONES, TRUSTEE F/B/O NATHANIEL L. KNOWLES, LYNDSAY N. SMITH AND RACHEL E. SMITH,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2023.

My commission expires: March 3, 2026

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEVERLY SMITH PIRTLE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2023.

My commission expires: March 3, 2026

Lee A. Cohen

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON