

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of January, 2024.

NOTARY PUBLIC

My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-C-24-536

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SRE Management, LLC	SAME AS NEW OWNER	07504017900
(NAME)	(NAME)	
5226 Dove Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bonnie J. Prince and Teresa Jan Smith, Personal Representative and Devisee and William Delmar Smith, II, Personal Representative and Devisee of the Estate of William Delmar Smith,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **SRE Management, LLC, a Tennessee Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 21 on the Plan of Sunset Park, Section 1, of record in Book 4300, Page 185, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael J. Smith by Warranty Deed from Albert Smith and Patrick Smith of record in Book 6011, page 719, Register's Office for Davidson County, Tennessee, dated February 24, 1983 and recorded on February 25, 1983 and Re-Recorded of Warranty Deed recorded on March 16, 1983 in Book 6021, Page 473.

The said person Michael J. Smith is deceased and also Affidavit of Heirship is recorded on June 16, 2014 in Instrument No. 20140616-0052211 and Instrument No. 20240206 0008244, said Register's Office. 20240206 0008245 and 20240206 0008246

Being the same property conveyed to William D. Smith and Bonnie J. Smith, with Mattie Pearl Smith retaining a life estate interest, by Quitclaim Deed from Mattie Pearl Smith of record in Instrument No. 20211220-0167724 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 20, 2021.

The said Mattie Pearl Smith having since died on or about 7/4/2022.

The said William D. Smith having since died testate on or about 12/10/2022. Per Last Will and Testament of William Delmar Smith, Teresa Jan Smith and William Delmar Smith, II are appointed as Co-Executors of the Estate of William Delmar Smith. See Estate No. 2023-ES-0243, in the Probate Court for Forsythe County, State of Georgia. Muniment of title having been established by the recording of a Certified Copy of the duly probated Last Will and Testament of William Delmar Smith of record in Instrument No. 20240123-0004345 said Register's Office, pursuant to TCA 32-5-109.

Karen Johnson Davidson County
Batch # 1098260 DEEDWARR
02/06/2024 10:26:54 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20240206-0008247

The said William D. Smith and William Delmar Smith being one in the same.

The said Bonnie J. Smith and Bonnie J. Prince being one in the same.

This property is __unimproved __improved property known as: 536 Raleigh Dr., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of January, 2024.

Bonnie J. Prince

Bonnie J. Prince

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie J. Prince, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Estate of William Delmar Smith

BY: Teresa Jan Smith
Teresa Jan Smith, Personal Representative and Devisee

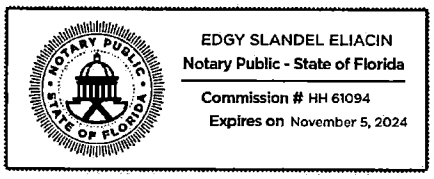
STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Jan Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Personal Representative and Devisee of the Estate of William Delmar Smith and in her capacity as such Personal Representative and Devisee acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2024.

Acknowledged before me on 1/23/2024 by Teresa Jan Smith produced Georgia drivers license

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Edgy Slandel Eliacin
Notary Public
My Commission Expires:



Notarized online using audio-video communication

Estate of William Delmar Smith

BY: William Delmar Smith II
William Delmar Smith, II, Personal Representative and Devisee

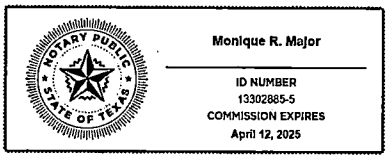
STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Delmar Smith, II, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Personal Representative and Devisee of the Estate of William Delmar Smith and in his capacity as such Personal Representative and Devisee acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2024.

Monique R. Major
Notary Public, State of Texas

Notary Public
My Commission Expires: 04/12/2025



Electronically signed and notarized online using the Proof platform

Tennessee Certification of Electronic Document

I, John Gleaves, 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 01/23/24 (date of document).

Affiant Signature

1/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

