Karen Johnson Davidson County
Batch# 1137500 DEEDWARR
05/21/2024 09:28:30 AM 5 pgs
Fees: $28.00 Taxes: $895.40
20240521-0037678

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#999-538

ADDRESS NEW OWNER:
Smoke Mountain, LLC
9744 Turner Lane
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

Parcel ID:
075-08-0-151 & 075-08-0-261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda Pingley, Executrix for The Estate of Mark Anthony Casey, and Brenda R. Casey, Beneficiary and Devisee of The Estate of Mark Anthony Casey, Jonathan M. Tinsley, Successor Trustee of the Mary K. Sandlin Testamentary Trust a/k/a The Horton Children's Trust, David R. Rauh, Justin Rauh, Jared Rauh, Kristie Cheri Casey, and Christopher Robert Casey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Smoke Mountain, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 538 on the Plan of Tulip Grove, Section 9, of record in Book 4675, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 538 fronts 90 feet on the easterly side of Concord Drive and extends back 158.95 feet on the northerly line and 158.90 feet on the southerly line to a dead line in the rear, measuring 90 feet thereon.

AND

Beginning at a point being the south east corner of Lot No. 538 Tulip Grove Subdivision, Section IX of record in Book 4675, Page 135, Register's Office for Davidson County, Tennessee; thence N 5 degrees 28' E 90.0 feet along the east margin of said lot to a point being the N.E. corner of said lot; thence S 84 degrees 36' E 216.15 feet to a point; thence S 3 degrees 01' W 65.93 feet to a point; thence S 6 degrees 22' E 24.60 feet to a point; thence N. 84 degrees 36' W 224.01 feet to the point of beginning, containing .452 acres more or less according to a survey by Clay Dyer Couch, Jr., Tennessee #111, dated 06/20/1983.

Subject to an easement along the eastern portion of said tract, for egress and ingress along the creek for purposes of dredging, maintaining a drainage way, removing dirt or adding dirt as may be necessary to comply with requirements of the appropriate governmental entity having control over said drainage area, in developing the adjacent property.

Being the same property conveyed to Robert G. Casey and wife Mary E. Casey by deed dated July 14th, 1977, of record in Book 5171, page 187, Register's Office,

Davidson County, Tennessee and the same property conveyed to Robert G. Casey and wife, Mary E. Casey by deed dated June 29, 1983, of record in Book 6091, page 178, Register's Office, Davidson County, Tennessee.

Robert G. Casey died December 2, 1993, leaving Mary E. Casey as surviving tenant by the entirety. Mary E. Casey, a/k/a Mary Elizabeth Casey died June 16, 2008., leaving a Last Will and Testament which was probated in the Seventh Circuit Court for Davidson County, Probate Division, Case No. 08P-1158, wherein she devised the property to her natural born children, Mark Anthony Casey, Teresa Carole Casey Rauh, Charles Robert Casey, and Mary Kathryn Casey Sandlin. Teresa C. Rauh, Executrix of the Estate of Mary Elizabeth Casey quitclaimed the property to John P. Brown, III, Trustee and subsequently the Trustee conveyed the property to Teresa C. Rauh, Charles Robert Casey, Mark Anthony Casey, and Mary Kathryn Sandlin by Quitclaim Deed dated February 19, 2010, of record as Instrument No. 20100421-0030162, Register's Office, Davidson County, Tennessee. Teresa C. Rauh and Teresa Carole Casey Rauh are one and the same person. Mary Kathryn Casey Sandlin and Mary Kathryn Sandlin are one and the same person. Teresa Carole Casey Rauh and Teresa C. Rauh are one and the same person.

Teresa C. Rauh died September 22, 2010, intestate leaving her spouse, David R. Rauh, and sons, Justin Rauh and Jared Rauh as her only heirs at law. See Affidavit of Heirship of Record as Instrument No. ___202405210037676____, Register's Office, Davidson County, Tennessee.

Charles Robert Casey died December 4, 2016, divorced and single, intestate leaving his daughter, Kristie Cheri Casey and son Christopher Robert Casey as his only heirs at law, See Affidavit of Heirship of Record as Instrument No. _____202405210037677____, Register's Office, Davidson County, Tennessee.

Mark Anthony Casey died November 24, 2023, leaving a Last Will and Testament which is being probated in the Seventh Circuit Court for Davidson County, Probate Division, Case No. 23P2401, wherein he devised the property to his former spouse, Brenda R. Casey, and empowered the Executrix, Glenda Pingley to convey the real property as part of the Probate Estate. A TennCare Release has been obtained.

Mary Kathryn Sandlin died July 16, 2010, leaving a Last Will and Testament which was probated in the Probate Court of Wilson County, Tennessee, Case No. 11-PR-114, Will Book 18, page 147, wherein she directed her real property to be devised unto the Trustee of The Horton Children's Trust, a Testamentary Trust created under the Will of Mary Kathryn Sandlin, also referred to interchangeably as the Mary K. Sandlin Testamentary Trust. In the Matter of Mary Elizabeth Casey Sanders vs, Austin Lane Horton, a minor and, Sierra Page Horton, a minor, Wilson County Probate Case No. 2011-PR-280, Jonathan M. Tinsley, Attorney at Law, is presently acting as Successor Trustee and received an Order from the Probate Court in this Matter to be empowered to Execute and deliver all necessary deeds, warranties, and affidavits in regard to the ¼ interest vested in Mary Kathryn Sandlin at the time of her death and subsequently now a part of the corpus of the Testamentary Trust.

This is improved property known as 4836 Concord Drive, Hermitage, TN 37076. Possession is to be given on May 20, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of May, 2024.

The Estate of Mark Anthony Casey

By: _____
Glenda Pingley, Executrix

By: _____
Brenda R. Casey, Beneficiary and Devisee

_____, Successor Trustee
Jonathan M. Tinsley, Successor Trustee of the Mary K. Sandlin Testamentary Trust a/k/a The Horton Children's Trust

_____
Kristie Cheri Casey

_____
Christopher Robert Casey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Glenda Pingley, Executrix for The Estate of Mark Anthony Casey, and Brenda R. Casey, Beneficiary and Devisee of The Estate of Mark Anthony Casey, Jonathan M. Tinsley, Successor Trustee of the Mary K. Sandlin Testamentary Trust a/k/a The Horton Children's Trust, Kristie Cheri Casey, and Christopher Robert Casey,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 4-26-26

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

David R. Rauh

Justin Rauh

Jared Rauh

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David R. Rauh, Justin Rauh and Jared Rauh,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of May, 2024.

NOTARY PUBLIC

My Commission Expires:

CHRISTINE ARCHDEACON
Notary Public
State of Ohio
My Comm. Expires
October 10, 2026

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$242,000.00**.

AFFIANT

Subscribed and sworn to before me on this 20 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 4.26.26

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 May 21, 2024.

John M. Lee, Attorney

Date: May 21, 2024

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of May 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY