THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1139542 DEEDWARR
05/24/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20240524-0039021

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Smokey Summit Holdings, LLC 1229 Lakeview Drive Franklin, TN 37067	SAME AS NEW OWNER	147-03-0B-066.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Linda H. Page and Barbara J. Hayes**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Smokey Summit Holdings, LLC, a Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Unit No. D-27 , of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of recorded in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Mary B. Hayes, Barbara J. Hayes, and Linda H. Page, by Warranty Deed from Freeman Webb Developers, Inc., a Tennessee corporation, filed on 07/17/1985, at Book 6608, page 628, Davidson County Register of Deeds. Mary B. Hayes is now deceased. Her estate is not probated, but her co-owners, Barbara J. Hayes and Linda H. Page initiated a quiet title action to establish who is now vested with title to her interest in the property in the Chancery Court for Davidson County, Tennessee, under Case No. 23-156-III, under the style of "Linda H. Page and Barbara J. Hayes v. Mary B. Hayes, Jimmy L. Hayes, Brenda C. Hayes, Stephen Hyer, Calvin Hyer, Edward Paul Hyer, and Mike Hyer", these Defendants being the heirs at law of Mary B. Hayes. Default Judgments were obtained against the following of these Defendants as follows, such Defendants' interested being thereby vested in Plaintiffs Linda H. Page and Barbara J. Hayes: Against Stephen Hyer, of record at Instrument No. 20230601-0041269, Davidson County Register of Deeds; against Mary B. Hayes, Jimmy L. Hayes, and Brenda C. Hayes, together, of record at Instrument No. 20240311-0016666, Davidson County Register of Deeds; against Mike Hyer, of record at Instrument No. 20240311-0016671, Davidson County Register of Deeds; and against Stephen Hyer, of record at Instrument No. 20240311-0016672, Davidson County Register of Deeds. The interests of the remaining two heirs of Mary B. Hayes were conveyed to Linda H. Page and Barbara J. Hayes as follows: From Calvin Hyer, by Quitclaim Deed of record at Instrument No. 20230313-0017972, Davidson County Register of Deeds; and from Edward Paul Hyer, by Quitclaim Deed of record at Instrument No. 20230217-0011650, Davidson County Register of Deeds. See also Quitclaim Deed to Linda H. Page and Barbara J. Hayes from Ted Hyer, Jr., brother and potential heir at law to Brenda C. Hayes, filed at Instrument No. 20220811-0091459, Davidson County Register of Deeds. See also Quitclaim Deed to Linda H. Page and Barbara J. Hayes from Roger Hyer, brother and potential heir at law to Brenda C. Hayes, filed at Instrument No. 20220613-0067023, as corrected at Instrument Nos. 20221121-0123386 and 20230203-0007949, Davidson County Register of Deeds.

This is property commonly known as 370 Wallace Road, Unit D27, Nashville, TN 37211*
*Note that a street address is not and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 24TH **day of May, 2024**:

Linda H. Page

Linda H. Page

Barbara J. Hayes

Barbara J. Hayes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda H. Page and Barbara J. Hayes,** 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, this 24th day **of May, 2024.**

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$110,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 24 DAY OF **May, 2024**:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

Certificate of Authenticity
for Electronically Filed Document

I, Ragan Veach 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 5/24/2024 (date of document).

Date: 5/24/2024

Ragan N Veach
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 24th day of May, 20 24.

Notary's Signature

MY COMMISSION EXPIRES: _____