Karen Johnson Davidson County
Batch # 1202251 DEEDWARR
11/06/2024 09:39:19 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20241106-0086171

This instrument prepared by:
Jennifer Noe, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Estate of Josephine M Conley

TO NEW OWNERS:
Robert E. Smith, Jr. and Lilith Ember Smith
5231 Little Marrowbone
Ashland City, TN 37015

Map & Parcel:
045-020.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Sally Roberts, Executor of the Estate of Josephine M Conley, Grantor herein; have bargained and sold and by these presents do convey unto Robert E. Smith, Jr. and Lilith Ember Smith, Grantees herein, their heirs, successors and assigns, the following described property:

Land in the 14th Civil District of Davidson County, Tennessee, beginning at an iron pin in the center of Marrowbone Creek road same also being the East Edge of a Dedicated Right-of Way; thence with the center of said road as follows: North 33 degrees 50 minutes East 171.90 feet; N 37 deg. 47" east 146.25 feet; and North 45 degrees 59' east 158.60 feet; thence leaving said road, South 50 degrees 53 minutes east 389 feet to a point in the center of said Little Marrowbone Creek; thence with the center of said Creek South 66 degrees 54 minutes West 518.27 feet to a point in the East edge of said dedicated Right-of-Way; thence with the east edge of same; North 50 deg. 10 minutes West 147.20 feet to the center of said Marrowbone Creek Road to the point of beginning, being 2.82 acres, more or less according to a survey by Ballinger Survey Company, made May 16, 1965.

Property conveyed to Josephine Marie Conley from Josephine Marie Conley as the Administrator of the Estate of William Marie Conley, by Quitclaim Deed dated 6/20/2018 and recorded 7/11/2018 of record as Instrument No.20180711-0066756, said Register's Office. Josephine Conely having since died. Property previously conveyed to William J. Conley, a single person, from Charles E. Lollar and wife, Claudia Lollar, by Warranty Deed dated 11/6/1974 and recorded 11/11/1974 of record in Book 4867 page 305, said Register's Office. **Sally Roberts, Executor of the Estate of Josephine M Conley** and, as disclosed in the Public Records, has been since **July 11, 2018**

This conveyance is subject to the lien of the current year's Davidson property taxes, payment of which is assumed by grantees herein.

This is improved property located at 5231 Little Marrowbone Road, Ashland City, TN, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs, successors, and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 31 day of October, 2024.

Estate of Josephine M Conley

By: Sally Marie Roberts (Executrix)
Sally Roberts, Executor

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sally Roberts, Executor of Estate of Josephine M Conley, the within named 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 this the 31 day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 6/3/27

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $178,000.00.

Judith E. Smith
Grantee/Affiant

SWORN to and subscribed before me this the 31 day of October, 2024.

NOTARY PUBLIC

My commission expires: 6/3/27

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.