Karen Johnson
Batch # 1203558
11/13/2024 10:23:40 AM
Fees: $13.00 Taxes: $10,267.50

Davidson County
DEEDWARR
2 pgs

20241113-0088243

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,775,000.00.

Affiant

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2024.

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

07-NSH24-08541

Address of New Owner:	Send Tax Bills to:	Tax Information:
Martha Jill Best 3919 Vailwood Drive Nashville, TN 37215	New Owner	117-13-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie Smith, Trustee of the Julie Smith Revocable Trust, dated December 31, 2019**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Martha Jill Best, A Married Woman, as Her Sole and Separate Property**, hereinafter called the Grantees, their successors and 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 No. 18, Part Three Wallace Subdivision, as shown on plat of record in Plat Book 1130, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed description.
>
> Being the same property conveyed to Julie Smith, Trustee of the Julie Smith Revocable Trust , dated December 31, 2019 by Warranty Deed from Spencer Patton and Carli Patton, Husband and Wife of record in Instrument No. 20210308-0029926 Register's Office for Davidson County, Tennessee, dated March 04, 2021 and recorded on March 08, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3919 Vailwood Drive, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of November, 2024

Julie Smith Revocable Trust, dated December 31, 2019

BY: _____, Trustee
Julie Smith, Trustee

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 Julie Smith, Trustee of the Julie Smith Revocable Trust, dated December 31, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Franklin, Tennessee, this 12th day of November, 2024.

_____
Notary Public

My Commission Expires: 06/14/25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY