Karen Johnson
Batch # 1208255
11/25/2024 11:32:23 AM
Fees: $18.00 Taxes: $2,127.50

Davidson County
DEEDWARR
3 pgs

20241125-0091940

Prepared by:
Record and Return To:
Chapman and Rosenthal, Inc.
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Griffin Smiley and Mattie Helms Smiley	NEW OWNER	160 11 0 075.00
(NAME)	(NAME)	
901 Ginger Court	901 Ginger Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Julie Vukadinovich and Amy Patton, Co-Executrices of the Estate of Linda Lea Carter**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Griffin Smiley and Mattie Leigh Helms, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of HEARTHSTONE, PHASE 9, of record in Plat Book 6900, Page 374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Lea Carter, an unmarried person, by Warranty Deed from Becky Mallernee Maxfield, formerly Becky Mallernee, a married person, of record in Instrument No. 20101005-0079469, in the Register's Office of Davidson County, Tennessee, dated September 30, 2010 and recorded on October 05, 2010. The said Linda Lea Carter died January 18, 2024, testate, devising subject property to Amy Patton Trust dated October 24, 2016, as to One-half (1/2) interest, and Julie Vukadinovich Trust dated October 24, 2016, as to One-half (1/2) interest. See Probate Case 24P538, in the Seventh Circuit Court for Davidson County, Tennessee.

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) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 901 Ginger Court, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Effective the 20 day of November, 2024.

Co-Executrix
Julie Vukadinovich, Co-Executrix

STATE OF Tennessee
COUNTY OF Shelby

On this 20 day of November, 2024, before me personally appeared Julie Vukadinovich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Terry Hervery

My Commission Expires: Nov 13, 2027

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2027
COUNTY OF SHELBY

File No.: 2024-1033
Warranty Deed TN

Effective the 21 day of November, 2024.

Amy Patton
Amy Patton, Co-Executrix

STATE OF TN

COUNTY OF Williamson

On this 21 day of November, 2024, before me personally appeared Amy Patton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Kimberly Hicks
Notary Public

Printed Name: _____

My Commission Expires: 1-21-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027