**NEW OWNER:**
SHEENA SMITH
597 THOMAS JEFFERSON CIRCLE
MADISON, TN 37115

**SEND TAX BILLS TO:**
WILSON BANK & TRUST
207 LEGENDS DRIVE
LEBANON, TN 37087

**Map & Parcel No.: 034050A07900**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-KMR-24-591

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 24-1491**

Karen Johnson Davidson County
Batch # 1217725 DEEDWARR
12/18/2024 12:15:49 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20241218-0098264

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KATELYN S. SMITH n/k/a KATELYN S. MAXWELL, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SHEENA SMITH, an unmarried person,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 79, Plan of Monticello Manor, of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to KATELYN S. SMITH, a single woman, by Warranty Deed from Thomas L. Sanders and Wanda J. Sanders, husband and wife, dated December 7, 2015, and of record in Instrument No. 20151214-0125398, Register's Office for DAVIDSON County, Tennessee. Katelyn S. Smith is now known as Katelyn S. Maxwell by subsequent marriage.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **597 THOMAS JEFFERSON CIRCLE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 551, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 12th day of December, 2024.

Katelyn S Maxwell

KATELYN S. MAXWELL

STATE OF TENNESSEE

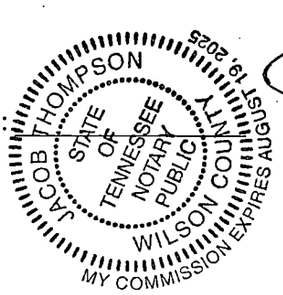
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KATELYN S. MAXWELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2024.

NOTARY PUBLIC

My commission expires:



**********

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Sheena Smith
AFFIANT

Sworn to and subscribed to before me this 12th day of December, 2024.

NOTARY PUBLIC

My commission expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY