Karen Johnson Davidson County
Batch# 1232760 DEEDWARR
02/03/2025 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20250203-0007697

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $329,900.00 Affiant Subscribed and sworn to before me This 30th day of January 2025. Notary Public My Commission Expires: LYNDSEY ALMEIDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Address New Owners as:	Tax Bill To:	Map / Parcel
Taylor Ussery and Stephen Ussery **1010 Chicamauga Avenue** **Nashville, TN 37206**	Old National Bank P.O. Box 918 Evansville, IN 47706	Map 83-5 Parcel 67.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16361		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bobby Joe Smith, Executor of Estate of Jerry N. Smith, and Bobby Joe Smith**, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Taylor Ussery and Stephen Ussery, wife and husband**, (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 6, Block E, on the Plan of Eastwood Addition as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry N. Smith, and wife, Mary Louise Smith, by Warranty Deed from Ophia L. McCray, unmarried, in record of Instrument No.

20020308-0029608, Register's Office for Davidson County, Tennessee. The said Mary Louise Smith having since died on September 12, 2016, and title vested in her husband, Jerry N. Smith, as sole surviving tenant by the entirety.

The said Jerry N. Smith died testate on July 2, 2023. Bobby Joe Smith was appointed Executor, and the real property herein conveyed was made part of the probate estate. See Probate Case 23P-1415, Davidson County Seventh Circuit Court.

This is an improved property commonly known as 1010 Chicamauga Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due and payable including unredeemed tax sales
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a lien not yet due and payable. Map parcel: 083050067.00
4. Subject to all matters on Plat Book 332, page 63, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees', their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th/30th day of January 2025.

GRANTOR:
Estate of Jerry N. Smith

Bobby J. Smith Executor

By: Bobby J. Smith, as Executor

By: Bobby J. Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Bobby J Smith, Executor for The Estate of Jerry N. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor for the Estate of Jerry N. Smith, and as such Executor acknowledged the she is authorized to execute the foregoing instrument on behalf of the Estate of Jerry N. Smith, the within named bargainor, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name Bobby J Smith as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of January, 2025.

Notary Public

My Commission Expires: LYNDSEY ALMEIDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29 day of January in the year 2025, before me the undersigned, personally appeared Bobby Joe Smith, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 29 day of January, 2025.

Notary Public

My Commission Expires: LYNDSEY ALMEIDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

True Copy Certification

I, **Pam Autry,** 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 this the 29 day of January, 2025.

Affiant Signature

Date 1/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028