WARRANTY DEED

Karen Johnson
Batch # 1235138
02/06/2025 02 59 02 PM
Fees $18 00 Taxes $999 00

Davidson County
DEEDWARR
3 pgs

20250206-0009248

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

B-BMR-25-2705

THIS INSTRUMENT WAS PREPARED BY
Rudy ~~Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
IDEL Estate, LLC	**New Owner**	
(NAME) **1203 Limerick Lane**	(NAME)	**081-06-0-068 00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF WILLIAM FOSTER SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IDEL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit

Being Lot No 54 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee

Said Lot No 54 fronts 51 29 feet on the Southerly margin of Deerfield Drive and extends back 127 0 feet on the East line and 130 4 feet on the West line to a dead line, measuring 59 5 feet thereon

Being the same property conveyed to James H Blackwell and wife, Lizzettar C Blackwell by Warranty Deed from Pyramid Property Company of record in Book 2958, page 505, Register's Office for Davidson County, Tennessee, dated August 31, 1959 and recorded on September 4, 1959 The said James H Blackwell having since died on August 14, 1970, leaving Lizzettar C Blackwell as the surviving tenant by the entirety The said Lizzettar C Blackwell having since died on April 17, 2008 See Affidavit of Heirship of record in Instrument No 20081001-0099692, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Carolyn Piphus, Trustee by Quitclaim Deed from Alvin Lee Smith, married, Barbara Westmoreland, unmarried, Emma Ogleton, unmarried, Henry K Smith, Jr , married, William Foster Smith, unmarried, Christopher Smith, unmarried, Roderick Smith, unmarried, Gary Smith, married, Zachary Smith, married, and Regina Stannard, married of record in Instrument No 20081001-0099693 Register's Office for Davidson County, Tennessee, dated September 5, 2008 and recorded on October 1, 2008, and within the same Deed, Carolyn Piphus, Trustee conveyed their interest to William Foster Smith, unmarried

The said William Foster Smith having died on February 18, 2024 Henry K Smith, III , has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Order to Sell entered January 31, 2025, in Docket Number 24P-1132, Seventh Circuit Court, Nashville, Tennessee, Tennessee, Probate Division

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 3 and 4, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2909, Page 135, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2705 Deerfield Drive, Nashville, Tennessee 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF FEBRUARY, 2025

The Estate of William Foster Smith
BY Henry K Smith dated
Henry K Smith, III
Executor

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY K SMITH, III, EXECUTOR of the THE ESTATE OF WILLIAM FOSTER SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 3rd of February, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 authenticated according to law on FEBRUARY 3 AND 4, 2025

Affiant Signature

February 6, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of February, 2025

Notary's Signature

My Commission Expires 05/08/28
Date

Notary's Seal (if on paper)

