WARRANTY DEED

Karen Johnson Davidson County
Batch# 1238063 DEEDWARR
02/18/2025 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20250218-0011764

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of February, 2025 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Gregory C. Smith, Marie A. Smith, and Brenda L. Redwing	Nationstar Mortgage LLC, dba Mr. Cooper	096-10-0-283.00
3103 Cloverwood Drive	PO Box 7729	
Nashville, TN 37214	Springfield, OH 45501-7729	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Velma Lou Bishop, Thelma Sue Carnell, Sheila Lee and Dolores Ann Anderson, devisees of the Last Will and Testament of James N. Sears, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory C. Smith and Marie A. Smith, wife and husband and Brenda L. Redwing, as tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 635 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the southerly margin of Cloverwood Drive, at the corner of Lots Nos. 634 and 635; thence with the line between said lots southeasterly 205 feet to a corner of Lot 624 ; thence with the line between Lots 624 and 635, southerly 19.5 feet to a corner of Lot No. 636; thence with the line between Lots 635 and 636, southwesterly 200.8 feet to the northeasterly margin of Ironwood Drive; thence with the margin of the same, northwesterly 115 feet to the beginning of a curve; thence around said curve northerly 32.94 feet to the margin of Cloverwood Drive; thence with the margin of the same, northeasterly, partly around a slight curve, 206.89 feet to the point of beginning.

Being the same property conveyed to James N. Sears and wife, Wilma C. Sears by Warranty Deed from Vernon G. Emmett and wife, Myrtle D. Emmett dated January 24, 1972 and filed for record in Book 4571, Page 625 and rerecorded in Book 4572, Page 428, Register's Office for Davidson County, Tennessee.

Wilma C. Sears having since died May 16, 2020 leaving James N. Sears as the surviving tenant. James N. Sears died testate on December 9, 2023. Per the Last Will and Testament of James N. Sears subject property was devised to Velma Bishop, Thelma Carnell, Sheila Lee and Dolores Anderson, filed Probate Case in Docket No. 29P-639, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee

Powers of Attorney of record in Instrument Nos. 202502180011761, 202502180011762, and 202502180011763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 2331, Page 10 and 11, said Register's Office.

Subject to Electrical Permit of record in Book 7541, Page 406, said Register's Office.

Subject to Deed of Conveyance to the City of Nashville of record in Book 2338, Page 577, said Register's Office.

This is unimproved X improved property, known as 3103 Cloverwood Drive, Nashville, TN 37214

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.

Witness my hand this 4th day of February, 2025.

The Estate of James Norman Sears

By: Velma Lou Bishop by Sheila Lee AIF
Velma Lou Bishop

By: Thelma Sue Carnell by Sheila Lee AIF
Thelma Sue Carnell

By: Sheila Lee
Sheila Lee

By: Dolores Ann Anderson by Sheila Lee AIF
Dolores Ann Anderson

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 4th day of February, 2025, before me personally appeared Sheila Lee, 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's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2025.

Notary Signature
My commission expires: 12/19/25

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 4th day of February, 2025, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheila Lee as Attorney-in-Fact for Velma Lou Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of February, 2025.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 4th day of February, 2025, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheila Lee as Attorney-in-Fact for Thelma Sue Carnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of February, 2025.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 4th day of February, 2025, Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheila Lee as Attorney-in-Fact for Dolores Ann Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of February, 2025.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 2/4/25.

Date

Affiant Signature

2/4/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON