Karen Johnson Davidson County
Batch# 1245492 DEEDWARR
03/10/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20250310-0017930

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $282,500.00.

Taylor Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of March, 2025.

NOTARY PUBLIC

My commission expires:

GRETCHEN CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Timothy Smith and Elizabeth Smith	Same as New Owner	065-09-0-094.00
(NAME)	(NAME)	
1505 Eastover Place		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $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 **Steven D. Addis, Trustee and Amii J. Addis, Trustee of The Addis Family Living Trust, dated July 27, 2023,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Timothy Smith and Elizabeth Smith, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 128, as shown on the map entitled Section Three, Sherwood Forest, of record in Plat Book 4460, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVE ADDIS, AN UNMARRIED MAN, by deed from RANDY E. GORDAN, AN UNMARRIED MAN, of record as Instrument No. 20160524-0051797, dated May 23, 2016, said Register's Office.

STEVE ADDIS conveyed said property to STEVE ADDIS AND AMII ADDIS, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20180608-0055385, dated June 1, 2018, said Register's Office.

STEVE ADDIS AND AMII ADDIS, HUSBAND AND WIFE, further conveyed said property to STEVE D. ADDIS AND AMII J. ADDIS, AS TRUSTEES FOR THE ADDIS FAMILY LIVING TRUST, DATED JULY 27, 2023, by Quitclaim Deed of record as Instrument No. 20230816-0063962, dated July 27, 2023, said Register's Office. See Certification of Trust of record in Book _____, Page _____, said Register's Office.

202503100017929

This property is __unimproved _X_improved property known as: 4828 Whittier Drive, Old Hickory, TN 37138.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of March, 2025.

The Addis Family Living Trust, dated July 27, 2023

BY: _____ Trustee
Steven D. Addis, Trustee

BY: _____, Trustee
Amii J. Addis, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven D. Addis and Amii J. Addis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Addis Family Living Trust, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2025.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/7/25.

Date

Celia Stewart-Rouse

Affiant Signature

3/7/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of March, 2025.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY