RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd Suite 203
Franklin, Tennessee 37069
File No.. LTL-28395-25

Prepared by
Record and Return to
Chairman and Associates
10 Burton Hills Blvd
Nash

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1248140 **DEEDWARR**
03/19/2025 01 13 05 PM 2 pgs
Fees $13 00 Taxes $2,497 50

20250319-0019859

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2025

NOTARY PUBLIC

My commission expires _____

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2028

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Reid Howell 525 Barrywood Drive Nashville, TN 37220	Same address as new owner	146-11-0-119.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($675,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RUBY M. SMITH BY STEPHEN SCOTT SMITH, HER ATTORNEY-IN-FACT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LILLIAN REID HOWELL, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 205 on the Plan of Section Two, Crieve Hall Estates, of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph W. Smith and wife, Ruby M. Smith, from Norman H. Hall and wife, Dixie M. Hall, by Warranty Deed dated March 14, 1969 and recorded March 17, 1969 in Book 4317, page 981, said Register's Office Joseph W Smith having passed away on January 29, 1998, leaving Ruby M. Smith as fee simple owner as surviving tenant by the entireties.

Durable General Power of Attorney of Ruth M. Smith dated 6/14/2010 of record in Book_____, page_____, Instrument 20250319-0019858 Registers office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _x__ improved property, known as: 525 Barrywood Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of February, 2025

GRANTOR(S)

Ruby M. Smith by Stephen Scott Smith, her Attorney-In-Fact

Ruby M. Smith by Stephen Scott Smith, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Ruby M Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of February 2025.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY