Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

39-B
File #25-1081

Karen Johnson
Batch # 1262292
04/21/2025 10 23 01 AM
Fees $13 00 Taxes $1,332 00

Davidson County
DEEDWARR
2 pgs

20250421-0029945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly Killen Poynter (also known as Kelly Maureen Poynter) and Amy Killen Janowicz (also known as Amy Danielle Janowicz), Co-Executrixes of the Estate of Norma Jean Killen, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madison E. Wade, an unmarried woman and Donald J. Smith, an unmarried man, joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, described as Unit 45 on the Condominium Site Plan, Phase 2, Brentwood Villa, a condominium, a Horizontal Property Regime, located on Stonebrook Drive, Davidson County, Tennessee as shown on the plat of Brentwood Villa, condominium apartments, recorded in Plat Book 6900, page 4, as amended in Plat Book 6900, page 185, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, as amended in Book 7266, page 84 and in Book 7423, page 574, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, amended in Book 7266, page 84 and Book 7423, page 574; By-Laws of record in Book 6923, page 986, amended in Book 7423, page 567 and Book 8074, page 564, all in the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Charles G. Killen and wife, Norma J. Killen by Warranty Deed from Radnor Homes, Inc. of record in Book 7288, page 608, Register's Office for Davidson County, Tennessee, dated July 02, 1987 and recorded on July 06, 1987. Charles G. Killen died on January 15, 1998, leaving Norma J. Killen (aka Norma Jean Killen) as sole tenant by entirety. Norma J. Killen having since died on on January 20, 2024, her Last Will and Testament duly entered of record in Case No. 24P554, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5910 Stone Brook Drive, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Donald J. Smith
Madison E. Wade
5910 Stone Brook Drive
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
171-02-0A-045.00

WITNESS THE EXECUTION HEREOF this 18th day of April, 2025.

Estate of Norma Jean Killen

Kelly Killen Poynter, Co-Executrix

Kelly Killen Poynter, Co-Executrix

State of Tennessee)
County of Davidson)

On this 18th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kelly Killen Poynter, Co-Executrix of the Estate of Norma Jean Killen, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Amy Killen Janowicz, Co-Executrix

Amy Killen Janowicz, Co-Executrix

State of Tennessee)
County of Davidson)

On this 18th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amy Killen Janowicz, Co-Executrix of the Estate of Norma Jean Killen, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 360,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of April, 2025.

Notary Public

My Commission Expires: _____

MACKENZIE BALTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires November 03, 2025