Karen Johnson Davidson County
Batch# 1269308 DEEDWARR
05/06/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250506-0035383

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$295,000.00**

Subscribed and sworn to before me this 2nd day of May, 2025

Notary Public **Affiant**
My Commission Expires: 6/23/25

JENNIFER HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Stacey Crossman Brown & Robert Reavis **425 Rockwood Drive** **Hermitage, TN 37076**	Same as New Owner	**086-16-0-002.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Erica D. Saeger, and Dara Rickey Smith, Jr.**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Robert Reavis and Stacey Crossman Brown, husband and wife** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hermitage Woods, Section 3 of record in Plat Book 5050, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dara R. Smith Sr and wife, Denise B. Smith by Warranty Deed from Ronald G. White and wife Kathy E. White of record in Book 6462, page 1, Register's Office for Davidson County, Tennessee, dated December 27, 1984 and recorded on December 31, 1984.

Being the same property conveyed to Doris Denise Bryant Smith, (a/k/a Denise B. Smith) by Quitclaim Deed from Dara Rickey Smith (a/k/a Dara R. Smith) of record in Book 10622, page 465, Register's Office for Davidson County, Tennessee, dated August 11, 1997 and recorded on September 26, 1997.

The said Doris Denise Bryant Smith having since died testate on or about February 23, 2024. Pursuant to the terms of her will of record in Docket No. 24P522, in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), all of her interest in said real property was devised to her two children, Erica Denise Saeger and Dara Rickey Smith, Jr.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 425 Rockwood Drive, Hermitage, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd day of May, 2025.

Erica D. Saeger

Dara Rickey Smith Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Erica D. Saeger and Dara Rickey Smith Jr.,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 2nd day of May, 2025.

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/2/25 (date of document).

Jennifer Russell
Affiant Signature

5/6/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

