This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5913-AP

Karen Johnson Davidson County
Batch# 1274161 DEEDWARR
05/16/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250516-0038792

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2025.

Notary Public
My Commission Expires: 01/30/29

ATIRA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Palomeque Hannah Malee Palomeque 2832 Lakeland Dr. Nashville, TN 37214	Cadence Bank PO Box 3356 Tupelo, MS 38803	096-09-0-197

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael E. Smith, Executor of Estate of Stella M Smith, and Michael E. Smith as beneficiary under the Last Will and Testament of Stella M. Smith** (individually and/or collectively, "Grantor"), transfer and convey unto **David Palomeque and Hannah Malee Palomeque, husband and wife,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 60, Plan of Twin Lawn, according to survey and plat of same appearing of record in Book 2331, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Aubrey M. Smith and wife, Stella M. Smith by Warranty Deed from Paul R. Eggers and wife, Hazel Olive Eggers, dated February 15, 1963, recorded February 19, 1963, of record in Book 3506, page 93, Register's Office for Davidson County, Tennessee. Aubrey M. Smith having since died on October 21, 2001, leaving Stella M. Smith as surviving tenant by the entirety. Stella M. Smith having since died on November 26, 2024, leaving Michael E. Smith as Executor and beneficiary under her Last Will and Testament, in Probate Case No. 25P77, Circuit Court of Davidson County, Tennessee.

This is improved property located at: **2832 Lakeland Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2025

.

GRANTOR:

Estate of Stella M Smith

By: _____
Michael E. Smith, Executor

_____
Michael E. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael E. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of the Estate of Stella M Smith, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2025.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHARLES D LIGHTSEY

_____
Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael E. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2025.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHARLES D LIGHTSEY

_____
Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Ryan Rafoth, 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 May 15, 2025.

Date

Affiant Signature

5-15-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY