AFTER RECORDING RETURN TO:
Empower Settlement Services
6160 Warren Parkway, Suite 100
Frisco, TX 75034
File No. EMP-25002855

Karen Johnson Davidson County
Batch# 1274509 DEEDWARR
05/19/2025 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20250519-0039231

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 07404007600

WARRANTY DEED

THIS INDENTURE made and entered into on this 13th day of May, 2025 by and between **Monica McCarthy, as Executrix of The Estate of Connie Sue Smith, deceased,** residing at 1029 June Wilde Ridge, Spring Hill, TN 37174, hereinafter referred to as Grantor(s) and **Phillip Stafford, a married man,** residing at 1505 Demonbreun Street, Nashville, TN 37203, **and Michelle Smith and Cecil Venable, wife and husband,** residing at **912 Hermitage Ridge, Hermitage, TN 37076**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being Lot No. 59 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, Page 125, said Register's Office, to which plan reference is hereby made for a more complete description.

Property commonly known as: 912 Hermitage Ridge, Nashville, TN 37076

Being all that certain property conveyed from William H. Smithson & Sons, Inc. to William D. Smith and wife, Connie S. Smith by the deed dated June 9, 1978 and recorded June 12, 1978 as Instrument Number E70611 in Book 5297, Page 484 and Final Decree recorded 07/27/1987 as Instrument No. 49568 in Book 7307, Page 154 both of official records. The said Connie S. Smith AKA Connie Sue Smith passed away on 01/12/2025 and Monica Lashae McCarthy was named the Executor of her Estate, per Petitio to Probate Will and for Letters Testamentary filed in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land

above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

The Estate of Connie Sue Smith, deceased

By: Monica McCarthy
Monica McCarthy, Executrix

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Monica McCarthy, as Executrix of The Estate of Connie Sue Smith, deceased** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in MAURY COUNTY, this 13TH day of MAY, 20 25.

Monica K Cogger
Notary Public

My Commission expires: 01-21-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **170,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Maria Dodson

STATE OF TX
COUNTY OF Denton

Sworn to before me this 16 day of May, 2025

Notary Public
My Commission Expires: _____

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028

Name and address for person(s) responsible for taxes:

Phillip Stafford
1505 Demonbreun Street
Nashville, TN 37203

Name and address of property owner:

Phillip Stafford
1505 Demonbreun Street
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Mikayla Morgan, 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 13, 2025** (date of document).

Mikayla Morgan
Affiant Signature

5/19/2025
Date

State of Florida

County of Orange

Sworn to and subscribed before me this **19** day of **May** 2025.

Hilda Johnson
Notary's Signature

MY COMMISSION EXPIRES: 05/09/2027

NOTARY'S SEAL

HILDA JOHNSON
Notary Public
State of Florida
Comm# HH396031
Expires 5/9/2027