NEW OWNER:
JEFFREY A. SMITH and ANN B SMITH, TRUSTEES
402 Beth Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0689

Map & Parcel No.: 07514008500

Space for Recorder's stamp

Karen Johnson
Batch # 1277401
05/27/2025 09 00 45 AM
Fees $18 00 Taxes $1,406 00

Davidson County
DEEDWARR
3 pgs

20250527-0041167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RODNEY LINCOLN LYONHURST and DONALD KEITH LYONHURST,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY A. SMITH and ANN B. SMITH, TRUSTEES OF THE JASAMBACA TRUST u/a/d FEBRUARY 27, 2014** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 42, on the Plan of Hermitage Estates, Section 4, of record in Plat Book 3700, Page 148, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property
>
> Said Lot No 42 fronts 80 00 feet on the Westerly side of Terry Lane and extends back 194 6 feet on the Northerly line and 176 6 feet on the Southerly line to a dead line in the rear, which is a broken lie, measuring 83.2 feet thereon.
>
> Being the same property conveyed to WANDA JEAN LYONHURST, by Quitclaim Deed from Donald Lincoln Lyonhurst, dated August 13, 1992, and of record in Book 8701, Page 32, as corrected by Deeds of Correction, of record in Book 10938, Page 874 and Book 11254, Page 684, all in the Register's Office for Davidson County, Tennessee Also being the same property conveyed to DONALD L LYONHURST and wife, WANDA JEAN LYONHURST, by Warranty Deed from George K Hedrick, Jr. and

wife, Bobbie A. Hedrick, dated November 10, 1986, and of record in Book 7038, Page 177, Register's Office for DAVIDSON County, Tennessee Wanda Jean Lyonhurst is now deceased, having died unmarried and testate on July 30, 2022, a resident of Davidson County, Tennessee. For further reference to title, see the Estate of Wanda Jean Lyonhurst, of record in Case No. 22P1513, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. For further reference to title, see Order Admitting Last Will and Testament for Muniment of Title, of record in Instrument No. 20221031-0117245, and the Last Will and Testament of Wanda Jean Lyonhurst, of record in Instrument No 20221031-0117246, both in the Register's Office for Davidson County, Tennessee, whereby she devised her interest in the property herein to her two sons: Rodney Lincoln Lyonhurst and Donald Keith Lyonhurst.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **8217 TERRY LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 148, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of May, 2025.

RODNEY LINCOLN LYONHURST

DONALD KEITH LYONHURST

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RODNEY LINCOLN LYONHURST and DONALD KEITH LYONHURST**, 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 office this 22nd day of May, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

****

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of May, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025