NEW OWNER:
LINDA KELLEY and DAVID GREEN
608 FRANKFORT DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
CMG MORTGAGE INC. DBA CMG HOME LOANS
3160 CROS CANYON ROAD, STE. 400
SAN RAMON, CA 94583

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 25-0690

Map & Parcel No.: 0750400770

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1281403 DEEDWARR
06/04/2025 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20250604-0043852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LUCILLE SMITH, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LINDA S. KELLEY, a single woman, and DAVID C. GREEN, a single man, as joint tenants with right of survivorship,** ("Grantee"), their heirs 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. 310 on the Plan of Tulip Grove, Section Five, as shown on the plat of the same of record in Plat Book 4175, Page 71, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LUCILLE SMITH, by Warranty Deed from Brandon Eugene Sutton and Brittney Paige Sutton, husband and wife, and Willie J. Sutton and Wilma J. Sutton, husband and wife, dated June 2, 2020, and of record in Instrument No. 20200604-0057605, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **608 FRANKFORT DRIVE, 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 heirs 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 4175, Page 71, 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 MY SIGNATURE hereto this 2nd day of June, 2025.

Lucille Smith
LUCILLE SMITH

STATE OF TENNESSEE

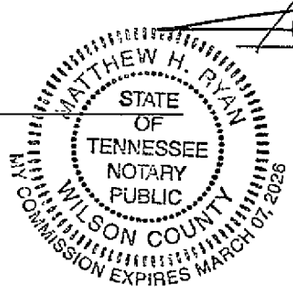
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LUCILLE SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of June, 2025.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$420,000.00.**

AFFIANT

Sworn to and subscribed to before me this 2nd day of June, 2025.

NOTARY PUBLIC

My commission expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/2/2025 (date of document).

Affiant Signature

6/4/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4 day of June, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

