Karen Johnson Davidson County
Batch# 1285540 DEEDWARR
06/18/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20250618-0047869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of June, 2025.

(Affix Seal) Notary Public

My Commission Expires: 6-27-26

CAROLINE SEVIER HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-27-2026

2025-05-2931

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anthony B. Smith 8125 Ochoa Lane Brentwood, TN 37027	New OWNER	Map/Parcel 181-03-0A-356.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Byron W. Storms and Christy A. Storms, Trustees of The Storms Family 2007 Revocable Trust dated November 29, 2007**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony B. Smith, an unmarried person**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Phase Three, Section One, Addition to Indian Creek, as shown on plat of record in Instrument No. 20140407-0028956, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy Storms, married by Warranty Deed from Sara M. Holmes, an unmarried woman of record in Instrument No. 20210927-0129428 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 27, 2021.

Being the same property conveyed to Byron W. Storms and Christy A. Storms, as Trustees of The Storms Family 2007 Revocable Trust dated November 29, 2007 by Quitclaim Deed from Christy Storms, married of record in Instrument No. 20241001-0076032 Register's Office for Davidson County, Tennessee, dated July 10, 2024 and recorded on October 01, 2024.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8125 Ochoa Lane, Brentwood, TN 37027.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 13 day June, 2025.

The Storms Family 2007 Revocable Trust dated November 29, 2007

By: _____, TRUSTEE
Byron W. Storms, Trustee

By: _____, Trustee
Christy A. Storms, Trustee

STATE OF California
COUNTY OF San Bernardino

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Byron W. Storms and Christy A. Storms, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Storms Family 2007 Revocable Trust dated November 29, 2007, the within bargainor, and that they are such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of The Storms Family 2007 Revocable Trust dated November 29, 2007.

Witness my hand, at office, this 13 day of June, 2025.

_____
Notary Signature

E. BALLEJOS
Notary Public - California
San Bernardino County
Commission # 2402561
My Comm. Expires May 17, 2026

My commission expires: May 17, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6.13.25.

Date

Affiant Signature

6.16.25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of June, 2025

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

