Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR25227

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SHEA MCCAULEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

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

Notary Public
My Commission Expires: 12-19-2026

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Virginia Silva and Jeffery Dell 2258 Lebanon Pike #22 Nashville, TN 37214	Virginia Silva and Jeffery Dell 4136 Stone Hall Boulevard Hermitage, TN 37076	Map/parcel: 095-03-0A-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

George A. Smith, II, Successor Trustee of the Residuary Trust Under the Last Will and Testament of Ruben William Smith, also known as the Ruben W. Smith Trust

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virginia Silva and Jeffery Dell, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee and being all of Unit No. 22 of Magnolia Square Condominums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6685, Page 253, assigned in Book 8145, Page 401 and Book 10320, Page 582, and amended in Instrument No. 20130227-0019654, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Magnolia Square Condominiums, as shown on Exhibit B to the Master Deed, of record in Book 6685, Page 253, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Ruben W. Smith Trust (aka the Residuary Trust Under the Last Will and Testament of Ruben William Smith) by QuitClaim Deed from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership, dated 2/5/1999 and filed for record in Book 11362, Page 830, in the Register's Office for Davidson County, Tennessee. The said Ruben W. Smith was pre-deceased by his wife, Juanita Robinson Smith, who died on October 23, 1996. The said Ruben W. Smith, aka Reuben William Smith, died on April 26, 1997 and property was devised to the Trustee of the Residuary Trust under the Last Will and Testament of Ruben William Smith also known as the Ruben W. Smith Trust. George A. Smith, II

Karen Johnson Davidson County
Batch# 1288297 DEEDWARR
06/23/2025 08:18:30 AM 7 pgs
Fees: $38.00 Taxes: $795.13
20250623-0048698

was appointed as Successor Trustee of said Trust pursuant to the Petition and Order Reopening Estate for the Purpose of Appointing a Successor Trustee under the Last Will and Testament of Reuben (Ruben) William Smith filed of record as Case No. P1454, in the Chancery Court of Tipton County, Tennessee. **SEE ATTACHED "EXHIBIT A"**

Being part of the same property conveyed to 1994-N2 Tennessee Associates L.P., a Delaware limited partnership by Special Warranty Deed from Richard N. Dooley, dated 12/12/1996 and filed for record in Book 10289, Page 88, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all matters shown on Boundary Plat of record in Plat Book 5200, Page 702, Register's Office of Davidson County, Tennessee. Subject to all matters contained in Master Deed recorded in Book 6685, page 253, assigned in Book 8145, page 401 and Book 10320, page 582, and amended in Instrument No. 20130227-0019654, Register's Office of Davidson County, Tennessee. Subject to HOA Charter recorded in Book 6684, Page 626, Register's Office of Davidson County, Tennessee. Subject to Rules and Regulations recorded in Instrument No. 20060725-0089316, Register's Office of Davidson County, Tennessee. Subject to Sanitary Sewer Easement in Book 4925, page 59, Register's Office of Davidson County, Tennessee. Subject to Stormwater Detention Agreement in Book 6139, page 518, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved unimproved property known as: 2258 Lebanon Pike #22, Nashville, TN 37214

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(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~16th~~ 18th CS day of June, 2025.

George A. Smith, II
Successor Trustee

STATE OF ~~Tennessee.~~ AL CS
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **George A. Smith, II, Successor Trustee of the Residuary Trust Under the Last Will and Testament of Ruben William Smith, also known as the Ruben W. Smith Trust**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this ~~16th~~ 18th CS day of June, 2025.

Notary Public

My Commission Expires: 7/22/2028

CHRISTOPHER JUSTIN STORY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 07/22/28

EXHIBIT "A"

IN THE CHANCERY COURT OF TIPTON COUNTY, TENNESSEE

IN RE: ESTATE OF

REUBEN WILLIAM SMITH, NO. P1454

DECEASED.

ORDER REOPENING ESTATE
FOR THE PURPOSE OF APPOINTING A SUCCESSOR TRUSTEE
UNDER THE LAST WILL AND TESTAMENT OF REUBEN WILLIAM SMITH

This cause came on to be heard this 17th day of August, 2017, upon the verified Petition For Order Reopening Estate For The Purpose Of Appointing A Successor Trustee Under The Last Will And Testament Of Reuben William Smith filed by the Petitioner, GEORGE A. SMITH II, so that he can be appointed as Successor Trustee of the Residuary Trust established under the Last Will and Testament of REUBEN WILLIAM SMITH, deceased, upon the statements of counsel in open Court, and upon the entire record in this cause, from all of which it does appear to the satisfaction of the Court as follows:

That on August 29, 1997, GEORGE A. SMITH and Petitioner, GEORGE A. SMITH II, were duly appointed by this Court as Co-Executors of the Last Will and Testament of REUBEN WILLIAM SMITH, deceased, without bond; that GEORGE A. SMITH died on April 4, 2016;

That on September 20, 2012, this Court entered an Order Retiring Estate From The Active Docket, said Order stating 1) that this estate may be reopened upon the filing of an appropriate Petition by any interested party, with notice to be served on all interested parties; and 2) that the Personal Representative shall remain personally liable for any court costs, fees,

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expenses, debts, claims and liabilities resulting from the failure of the personal representative to properly complete the administration of this estate;

That Petitioner, GEORGE A. SMITH II, desires to have the Estate of REUBEN WILLIAM SMITH, deceased, reopened so that he can properly complete the administration of the estate, and so that he can pay any court costs, fees, expenses, debts, claims and liabilities associated with the administration of this estate;

That the sole residuary beneficiary of the Last Will and Testament of REUBEN WILLIAM SMITH, deceased, is the Residuary Trust established in Item IV of said Will, but there is currently a vacancy in the Trustee of said Trust; Petitioner will notify the Successor Trustee of said Trust of the necessity of reopening the Estate of REUBEN WILLIAM SMITH, deceased, once the vacancy in the Trustee has been filled;

That in ITEM VI of said Will, the decedent appointed GEORGE A. SMITH as Trustee of said Trust, without bond, and if he should fail to qualify, then the decedent appointed FIRST STATE BANK as Trustee;

That GEORGE A. SMITH died on April 4, 2016;

That FIRST STATE BANK, now known as SIMMONS BANK, has declined to serve as Successor Trustee by executing a Declination To Serve As Successor Trustee, said Declination being attached to the Petition as **Exhibit A**;

That the death of GEORGE A. SMITH and the declination of SIMMONS BANK to serve as Successor Trustee create a vacancy in the Trustee of said Trust;

That Petitioner, GEORGE A. SMITH II, desires this Court to appoint him as Successor Trustee so that he can continue the administration of said Trust;

That Petitioner, GEORGE A. SMITH II, is willing and in all respects competent to serve as such Successor Trustee;

That SHERRY JAN SMITH is the sole lifetime income and principal beneficiary of said Trust; that SHERRY JAN SMITH is mentally disabled and that BETTY SMITH SHACKELFORD is serving as her Guardian; that said Guardian, to acknowledge her consent to this Court appointing GEORGE A. SMITH II as Successor Trustee to fill the vacancy in the Trustee of said Trust, has executed an Affidavit Consenting To The Appointment Of Successor Trustee which is attached to the Petition as **Exhibit B**; and

That FREED-HARDEMAN UNIVERSITY is the sole remainderman beneficiary of said Trust; that FREED-HARDEMAN UNIVERSITY, to acknowledge its consent to this Court appointing GEORGE A. SMITH II as Successor Trustee to fill the vacancy in the Trustee of said Trust, has executed an Affidavit Consenting To The Appointment Of Successor Trustee which is attached to the Petition as **Exhibit C**.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. That the Estate of REUBEN WILLIAM SMITH is reopened;

2. That GEORGE A. SMITH II is appointed as Successor Trustee of the Residuary Trust established under the Last Will and Testament of REUBEN WILLIAM SMITH, deceased; and

3. That his bond as Successor Trustee is waived.

JUDGE

Date: 8-17-17

A true copy: Attest:
Deputy C & M

RECEIVED
TIME: 9:52
AUG 17 2017
VIRGINIA GRAY, CLERK & MASTER
By _____ D.C.&M
Entered Minute Book___ Page

202506230048698

Approved:

Attorneys for the Estate:

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Attorneys for Petitioner:

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Tennessee Certification of Electronic Document

I, Skyler Youngblood 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 6-18-25 (date of document).

Affiant Signature

6-18-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of June, 2025.

Shea McCly
Notary's Signature

MY COMMISSION EXPIRES: 12-19-2026

NOTARY'S SEAL

SHEA MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD