WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.19.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kim Mabry	Kim Mabry	136-07-0-002.00
(NAME) 2532 Somerset Dr.	(NAME) 2532 Somerset Dr.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Morgan Smith,an unmarried man,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kim Mabry, a married woman as her sole and separate property**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 36 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, Pages 56, 57 & 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth E. Gore and David A. Schulhofer, as tenants in common, with right of survivorship by Warranty Deed from Leader Federal Bank for Savings, dated 09/25/1990, of record in Book 8204, Page 502, Register's Office for Davidson County, Tennessee.

The said Kenneth E. Gore died on 02/10/1993, leaving the said David A. Schulhofer the sole surviving tenant by the entirety.

The said David A. Schulhofer died testate on 09/24/2024, devising subject property to Beverly Denise Royer, as evidenced in File No.24P2207 Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Morgan Smith, an unmarried man by Warranty Deed from Beverly Denise Royer, Individually and as Devisee of the Last Will & Testament of David Ansel Schulhofer, dated 04/28/2025, of record in Instrument No. 20250429-0032806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

File No.: 2635917
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1291719 DEEDWARR
06/30/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250630-0051316

unimproved ☐

This is improved ☒ 3708 Anderson Road, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 26th day of June, 2025.

Morgan Smith

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2025.

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

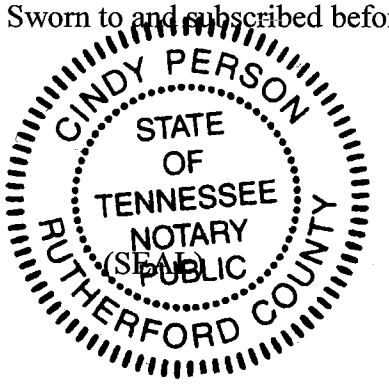
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-26-2025.

A R Steelman
Affiant Signature

6-30-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30 day of June, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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