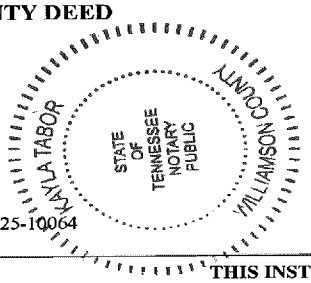
Karen Johnson Davidson County
Batch# 1291764 DEEDWARR
06/30/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250630-0051373

WARRANTY DEED



File No. AD-25-10064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-9-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Victoria Coleman	NEW OWNERS	
(NAME)	(NAME)	086-08-0A-064.00-CO
2309 Willesden Green Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Malcolm Smith, Jr. and Abigail Smith, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Victoria Coleman, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 439 on the Plan of Phase III-A, Camden Woods, as of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Malcolm Smith, Jr., a married man by Warranty Deed from Singudasu Nikhil and Maria G. Contreras, husband and wife of record in Instrument No. 20210806-0106195 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 06, 2021.

Abigail Smith joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is property more commonly known as 2309 Willesden Green Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my/our hand this 25th day of June, 2025.

Malcolm Smith, Jr.

Abigail Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of June, 2025, before me personally appeared Malcolm Smith, Jr. and Abigail Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2025.

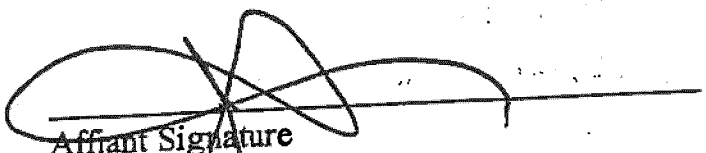
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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 6/27/25

Date



Affiant Signature

6/27/25

Date

State of Tennessee

County of Williamson

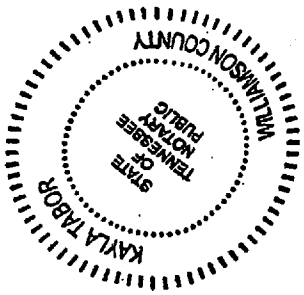
Sworn to and subscribed before me this 27 day of June, 2025.



Notary's Signature

My Commission Expires: 3/29/29

Date



Notary's Seal (if on paper)