PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson
Batch # 1304195
07/31/2025 02 01 18 PM
Fees $13 00 Taxes $693 75

Davidson County
DEEDWARR
2 pgs

20250731-0060801

Ivey Title, LLC Ref: (LM) Title No.: 64156
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronnie M. Smithson Linda Gaddes 341 Deer Lake Drive Nashville, TN 37221	Ronnie M. Smithson Linda Gaddes 341 Deer Lake Drive Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 142030A339900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Young Knight Sheehan, as devisee and Executrix under the Last Will and Testament of Robert David Knight**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronnie M. Smithson and Linda Gaddes, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 339 of Deer Lake Retirement Community, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, pages 62 and 63, amended in Book 5242, page 872, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert D Knight by Warranty Deed from Mitzi A Sizemore, unmarried, dated May 11, 2015, and recorded on May 12, 2015 of record in Instrument No 20150512-0043595, Register's Office for Davidson County, Tennessee. The said Robert D Knight has since died The Last Will and Testament of Robert David Knight of record in Case No. 25P379, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Nancy Young Knight Sheehan, and appointed the said Nancy Young Knight Sheehan, as Executrix under said Will.

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5050, page 62 and 63, and amended in Book 5242, page 872, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5097, page 529, Book 5141, page 82, Book 5154, page 834, Book 5168, page 668, Book 7556, page 354, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters Subject property is subject to a first right of refusal. Easement for public utilities of record in Book 8626, page 859 and Instrument No. 20040511-0053727, said Register's Office Easement for water line in Book 7542, page 230, and Book 6420, page 648, said Register's Office

This is improved property, known as 339 Deer Lake Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 28 day of July, 2025

The Estate of Robert David Knight

By: Nancy Young Knight Sheehan
Nancy Young Knight Sheehan,
as Executrix and Devisee

~~**State of Tennessee**~~ State Arkansas
~~**County of Davidson**~~ County Pulaski

On this 28 day of July, 2025, before me the undersigned authority, personally appeared Nancy Young Knight Sheehan, as devisee and Executrix under the Last Will and Testament of Robert David Knight, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

David Jukes
Notary

My Commission Expires 9.18.2033

NOTARY PUBLIC ARKANSAS
DAVID JUKES
No. 12724943
PULASKI COUNTY
Commission Expires 9-18-2033

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $187,500 00

Affiant

Sworn and subscribed before me this 29th day of July, 2025

Notary

My Commission Expires

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027