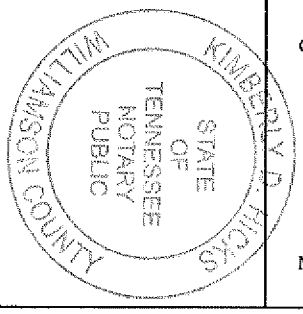
Karen Johnson Davidson County
Batch# 1306801 DEEDWARR
08/08/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250808-0062971

2025-0809

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 1-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Turner	New Owner	
(NAME)	(NAME)	
4620 Churchwood Dr.		118 14 0 021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **JUDY CAROLYN SMELSER BOWERS, DEVISEE OF THE LAST WILL AND TESTAMENT OF PANSY JO SMELSER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS TURNER**, HEREINAFTER CALLED THE GRANTEES, 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. 2 on the plan of MARENGO PARK, SECTION "C", of record in Plat Book 1130, Page 21, Register's Office for said County.

Said Lot No. 2 fronts 85 feet on the Southwesterly margin of Robin Road and extends back 129.2 feet on the Northwesterly line and 163.2 feet on the Southerly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Chester H. Smelser and spouse, Pansy Jo Smelser, by Warranty Deed from Glenna Mai Youngs, Executrix, of record in Book 8855, Page 899, in the Register's Office of Davidson County, Tennessee, dated February 02, 1993 and recorded on February 03, 1993. The said Chester H. Smelser died on April 09, 2000 and then Pansy Jo Smelser died on April 18, 2023 (testate), devising subject property to Judy Carolyn Smelser Bowers. Also see Last Will and Testament recorded in Instrument No. 20230914-0072059, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3605 Robin Rd, Nashville, TN 37204
(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 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 hand this 6th day of August, 20 25

Judy Carolyn Smelser Bowers
JUDY CAROLYN SMELSER BOWERS

STATE OF Georgia
COUNTY OF Hall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Carolyn Smelser Bowers, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 20 25.

Commission expires:
01-21-2028

Sheila Dianne Sayers
Notary Public

SHEILA DIANNE SAYERS
Notary Public - State of Georgia
Forsyth County
My Commission Expires Jan 21, 2028

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 7th day of August, 2025.

K. Thomas Sidwell
Date: 8/7/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of August, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

