Karen Johnson Davidson County
Batch# 1314852 DEEDWARR
08/26/2025 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250826-0068284

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this August 25, 2025 Comm Exp: Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
PHYLLIS MCLEROY, Trustee		
MCLEROY REVOCABLE TRUST dated August 25, 2025	SAME AS NEW OWNER	171-12-A-2.00
5549 Saddlewood Lane		
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, PHYLLIS M. MCLEROY, an unmarried individual (Grantor), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to PHYLLIS MCLEROY, Trustee of the MCLEROY REVOCABLE TRUST dated August 25, 2025 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Addition to Brelan Park at Saddlewood, Section One, a Planned Unit Development, of record in Book 7900, page 788, Register's Office for. Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PHYLLIS M. MCLEROY, an unmarried individual by CHAD WESTBROOK SMITH and NICOLE ANNE SMITH, husband and wife, by Warranty Deed of record in Instrument Number 20130404-0033397, Register's Office for Davidson County, Tennessee

This conveyance is made subject to (1) Property taxes for the current year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record,(4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The property is known as 5549 Saddlewood Lane, Brentwood, TN 37027

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on August 25, 2025.

Phyllis M. McLeroy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS MCLEROY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 25, 2025.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 August 25, 2025

8/25/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25th day of August, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028