Karen Johnson Davidson County
Batch# 1316677 DEEDWARR
08/29/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20250829-0069538

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** HOLLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00 Affiant Subscribed and sworn to before me, this 25th day of August, 2025. Notary Public My Commission Expires: 03/08/27

WARRANTY DEED

Address New Owner: William Smith and Jacqueline Smith 118 Mockingbird Road Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 103-12-0-238

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN BROWN PEUGEOT AS EXECUTOR OF THE ESTATE OF RUTH CROCKARELL ADKINS,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM SMITH AND JACQUELINE SMITH, A MARRIED COUPLE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 13 and the northerly half of Lot No. 12 of Block "A", on the plan of Cherokee Park, Section One, as of record on Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 13 and the northerly half of Lot No. 12 front together 90 feet on the easterly side of Mockingbird Road, and run back 160.75 feet on the northerly lines and 155 feet, more or less, on the southerly line, to a dead line, measuring 98 feet thereon.

Being the same property conveyed to Ruth Crockarell Adkins, Trustee by Executor's Quitclaim Deed of record in Instrument Number 20040430-0049585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Brown Peugeot as Executrix of the Estate of Ruth Crockarell Adkins, deceased. by Deed dated June 4, 2004 from Ruth Crockarell Adkins, Trustee of the Family Trust Created under the Will of Robert B. Adkins, Jr., recorded June 7, 2004, in Instrument Number 200406070066862, in the Official Records of Davidson County, Tennessee.

Said Ruth Crockarell Adkins died testate on January 6th, 2025. Probate Filed in Docket No. 25P65 Chancery Court of Davidson County, Tennessee. Mary Ann Brown Peugeot is named Executor of the Estate of Ruth Crockarell Adkins.

This is improved property commonly known as: **118 Mockingbird Road, Nashville, TN 37205**

sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of August, 2025.

THE ESTATE OF RUTH CROCKARELL ADKINS

Mary Ann Brown Peugeot

MARY ANN BROWN PEUGEOT, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARY ANN BROWN PEUGEOT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **MARY ANN BROWN PEUGEOT IS NAMED EXECUTOR OF THE ESTATE OF RUTH CROCKARELL ADKINS**, and that as such executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate as its executor.

Witness my hand and seal, this 25th day of August, 2025.

JENNIFER S. GHANEM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2026

Notary Public

My Commission Expires:

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Affiant Signature

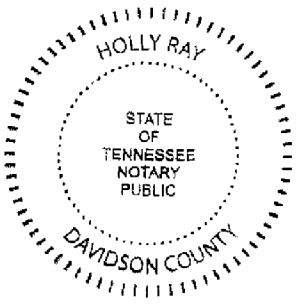
August 27, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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



Notary's Signature

My Commission Expires: 03/09/27