Karen Johnson Davidson County
Batch# 1317731 DEEDWARR
09/03/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20250903-0070161

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/02/2025 Notary Public MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L. Smith	**First Community Mortgage, Inc.**	**075-07-284**
305 Rachels Court East Hermitage, TN 37076	**262 Robert Rose Drive, Suite 200 Murfreesboro, TN, 37129**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary D. Stowe, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Lydell Smith, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8-A on the Zone Lot Division of Lots, 1, 2,3, 4,6, 7, 8,10, 11, 12, 13, 14, 16, 17, 18, 20 and 21 on the Plan of Rachels Square, Section One, of record in Plat Book 6250, page 539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Floyd H. Stowe, II* and wife, Mary D. Stowe by Warranty Deed dated September 10, 2002 from Mary Genevieve Truitt, unmarried, recorded September 13, 2002, in Instrument Number 20020913-0111587, in the Register's Office of Davidson County, Tennessee. *Floyd H. Stowe, II, having since passed on February 3, 2016

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **305 Rachels Court East, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 2ND day of **September, 2025**.

Mary D. Stowe
Mary D. Stowe

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Mary D. Stowe**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 2ND day of **September, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **September 2, 2025**

Affiant Signature

09/02/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 2, 2025**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY