Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4252

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1318004 DEEDWARR
09/04/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250904-0070538

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindley Van Smith and Susan Clara Smith 4348 County Road 745 Jonesboro, AR 72405	New Owners	117-03-0C-151.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Excalibur Property Solutions, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindley Van Smith and Susan Clara Smith, husband and wife,

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 Unit No. 151, on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, as amended in Book 6285, Page 209, Instrument No. 20170515-0048155 and Instrument No. 20180717-0069522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan M. Pavlotsky, a single person by Warranty Deed from Margie Cavalier, a single person of record in Book 8776, Page 597, Register's Office for Davidson County, Tennessee, dated November 02, 1992 and recorded on November 04, 1992.

The said Jonathan M. Pavlotsky, also known as Jonathan Michael Pavlotsky, having since died intestate on October 14, 2021 with his Estate being probated under Case No. 23P-198 in the Probate Court for Davidson County, Tennessee. His brother, Mark Pavlotsky, was his only surviving heir at law and was appointed Administrator of his estate. During administration of the Estate of Jonathan Michael Pavlotsky the said Mark Pavlotsky became deceased on March 26, 2023. By Petition and Order Appointing Successor Co-Personal Representatives filed 6/29/2023 in the Probate Court for Davidson County, Tennessee, Jonathan Sacks and Sara Sacks were appointed Co-Personal Representatives of the Estate of Jonathan Michael Pavlotsky. Order Authorizing the Sale of the Real Estate by the Co-Personal Representatives, Jonathan and Sara Sacks, filed in Docket No: 23P198, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee, Metropolitan Nashville - Davidson County.

Being the same property conveyed to Excalibur Property Solutions, LLC, a Tennessee limited liability company by Warranty Deed from Jonathan Sacks and Sara Sacks, Co-Personal Representatives of the Estate of Jonathan M. Pavlotsky of record in Instrument No. 20240530-0040050 Register's Office for Davidson County, Tennessee, dated May 24, 2024 and recorded on May 30, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 151 Hillsboro Place, Nashville, TN 37215

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 so 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.

Dated this the 29th day of August, 2025.

Excalibur Property Solutions, LLC, a Tennessee Limited Liability Company

By: Keith Bailey
Keith Bailey, President

STATE OF Texas
COUNTY OF Dallas

Before me, Jerry Duffey Notary Public, State of Texas of the state and county mentioned, personally appeared Keith Bailey, President of Excalibur Property Solutions, LLC, 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 President of Excalibur Property Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Keith Bailey, President of Excalibur Property Solutions, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Texas, this 29th day of August, 2025.

Notary Signature

Printed Name: Jerry Duffey

My commission expires: ~~01/05/2029~~

NOTARY PUBLIC STATE OF TEXAS

Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2029

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/29/25.

Affiant Signature – Joshua A. Terry

9/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/3/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27