Karen Johnson
Batch # 1319161
09/08/2025 10 06 52 AM
Fees $13 00 Taxes $4,532 50

Davidson County
DEEDWARR
2 pgs

20250908-0071393

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,225,000 00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2025

Notary Public

My commission expires 5-9-26

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Banks Thomas Smith, Jr. and Rebecca Jacques Smith	**New Owner**	**158-11-0-016.00**
1912 Shamrock Drive		
Brentwood, TN 37027		

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, WE,

Robert K. Barnes and Desiree B. Barnes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Banks Thomas Smith, Jr., and Rebecca Jacques 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 Lot No 17 on the Plan of Section Two, Wildwood Valley Estates of record in Plat Book 3700, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Robert Kenneth Barnes and wife, Desiree B Barnes, by Warranty Deed from Dorothy J, Barnes, now known as Dorothy J Duvier, and husband Henry A Duvier, of record in Book 8443, Page 98, dated September 9, 1991, Register's Office for Davidson County, Tennessee and also recorded in Williamson County in Book 927, Page 396

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b All matters of record in Plat Book 2, Page 109, in the Register's Office for Williamson County, Tennessee
c Restrictive covenants contained in an instrument of record in Book 3952, Page 553, Register's Office for Davidson County, Tennessee and Book 137, Page 96, Register's Office for Williamson County, Tennessee
d All other easements and restrictions of record
e

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 1912 Shamrock Drive, Brentwood, TN 37027

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 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/our hand(s) this 5th day of September, 2025

x _____
Robert K Barnes

x _____
Desiree B Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of September, 2025, before me personally appeared Robert K Barnes and Desiree B Barnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 5th day of September, 2025

_____
Notary Signature
My commission expires. 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027