NEW OWNER:
BLAKE WARREN
113 NANTAHALA COURT
ANTIOCH, TN 37013

SEND TAX BILLS TO:
~~NEW OWNER~~
Fifth Third Bank, N.A.
5001 Kingsley Drive
Cincinnati, OH 45227

Map & Parcel
181030A07600

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1163

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1326200 DEEDWARR
09/24/2025 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20250924-0076115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($419,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GERALDINE ROSS, ADMINISTRATRIX OF THE ESTATE OF DONALD LEE SMITH, GERALDINE ROSS AND KENNETH SMITH,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BLAKE WARREN and ANNE WARREN, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 76, Plan of Section Two, Indian Creak Estates, Old Hickory Blvd., of record in Plat Book 9700, Page 558, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DONALD L. SMITH, by Quitclaim Deed from Brenda A. Smith, acknowledged July 23, 2002, and of record in Instrument No. 20020823-0102319, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Donald L. Smith, married, by Deed from Tina Travis, married, dated July 27, 2001, and of record in Instrument No. 20010808-0085315, Register's Office for Davidson County, Tennessee. Donald L. Smith a/k/a Donald Lee Smith is now deceased, having died unmarried and intestate on June 18, 2024, a resident of Davidson County, Tennessee. For further reference to title, see the Estate of Donald Lee Smith, Case No. 24P1889, in the Circuit Court for Davidson County, Tennessee, Probate Division, and pursuant to Petition

and subsequent Order to Bring Decedent's Real Property into the Probate Estate and for Authority to Sell Realty to Pay Debts, the Estate was declared insolvent and the Administratrix, Geraldine Ross, shall have the authority to sell the real property as part of the administration thereof without the joinder of any heirs-at-law, subject to Court approval.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 113 NANTAHALA COURT, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 558, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of September, 2025.

ESTATE OF DONALD LEE SMITH

Geraldine Ross - ADMINISTRATRIX

BY: GERALDINE ROSS, ADMINISTRATRIX

Geraldine Ross

GERALDINE ROSS

KENNETH SMITH

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GERALDINE ROSS, ADMINISTRATRIX OF THE ESTATE OF DONALD LEE SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2025.

JOSEPH P. MOORE NOTARY PUBLIC

My commission expires: 01/31/2027

JOSEPH P. MOORE
Notary Public-State of New Jersey
NO. 50184046
My Commission Expires Jan 31, 2027

JOSEPH P. MOORE
Notary Public-State of New Jersey
NO. 50184046
My Commission Expires Jan 31, 2027

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GERALDINE ROSS and KENNETH SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2025.

JOSEPH P. MOORE NOTARY PUBLIC

My commission expires: 01/31/2027

JOSEPH P. MOORE
Notary Public-State of New Jersey
NO. 50184046
My Commission Expires Jan 31, 2027

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The actual consideration or value, whichever is greater, for this transfer is **$419,900.00**.

Geraldine Ross - ADMINISTRATRIX AND Geraldine Ross
AND Kenneth Smith
AFFIANT

Sworn to and subscribed to before me this 19th day of September, 2025.

JOSEPH P. MOORE NOTARY PUBLIC

My commission expires: 01/31/2027

JOSEPH P. MOORE
Notary Public-State of New Jersey
NO. 50184046
My Commission Expires Jan 31, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 19. 2025.

Affiant Signature

24th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509240076115