Karen Johnson Davidson County
Batch# 1334951 DEEDWARR
10/16/2025 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20251016-0082582

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

05-NSH25-10144

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melvin Smith and Linda Smith, 3881 Knight Drive and 0 Knight Drive Whites Creek, TN 37189	NEW OWNERS	040-00-0-077.00, 040-00-0-076.00 and

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emmit Martin, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melvin Smith and Linda Smith, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract I: Map/Parcel 040-00-0-077.00,

Beginning at a square rod found on the Right of Way (R/W) of Knight Drive, said point being the southwest corner of Parcel 78 on Property Map 40 in Davidson County, TN., and also being the southeast of herein described tract;

Thence with R/W N. 83° 10' 16" W. 45.11' to a point;

Thence along a curve to the right having a central angle of 3° 12' 12". a radius of 983.19', a length of 54.9' and a chord of N. 81° 33' 48" W. 54.96' to a point;

Thence leaving R/W N. 04° 30' 00" E. 1098.18' to a point;

Thence S. 85° 54' 07" E. 4.82' to a 24" Oak;

Thence S. 82° 56' 00" E. 95.18' to an iron pin found;

Thence S. 04° 30' 00" W. 1099.56' to the point of beginning containing 109,846.76 Sq. Ft. ot 2.52 Acres.

Survey by Brackman Land Surveying, David P. Brackman, TN RLS #1684.

Tract II: Map/Parcel 040-00-0-076.00,

Land in Davidson County, Tennessee and being known as part of the John C. Johnson 127-acre tract, and described as follows:

Beginning at a point which is located in an old wire fence in the East line of the property conveyed to John C. Johnson, by deed from Dave Clifford and wife, in Book 1272, Page 565, said Register's Office, said point is also in the West line of a tract conveyed to Edward F. Dunn and wife, by deed from H.C. Maddux and wife, in Book 1191, Page 207, said Register's Office, and is determined by proceeding North 1 degrees West 146 feet from the center line of Knight Road, as now located; thence North 81 degrees West 118.20 feet to a point in the North margin of Knight Road, and continuing with the North margin of Knight Road, Northwesterly along a curve, 1030.2 feet to a point; from this point of beginning, North 4 degrees 30' East 1056 feet to a point in an old wire fence located in the South line of the Teasley lands; thence with Teasley's South line, South 86 degrees 30' West 100 feet to a point; thence South 4 degrees 30' West 1018.4 feet to the North Margin of Knight Road; thence with the margin of the same, 103.1 feet to the point of beginning, according to an unregistered survey prepared by Norris H. Hickerson, surveyor dated June 30, 1951.

Being the same property conveyed to Naomi T. Adcock by Warranty Deed from Ida Louise Stroud of record in Book 4549, Page 908, Register's Office for Davidson County, Tennessee, dated November 1, 1971 and recorded on November 2, 1971.

See Complaint of record in Book 4589, Page 583, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ida Louise Stroud by Quitclaim Deed from Naomi T. Adcock et ux of record in Book 5573, Page 469, Register's Office for Davidson County, Tennessee, dated January 14, 1980 and recorded on March 4, 1980.

The said Ida Louise Stroud having died on or about January 14, 1997, with the Estate of Ida Louise Stroud being administered under Case No. 97P-88, in the Probate Court for Davidson County, Tennessee. Also, see Order of record in Instrument No. 20250123-0005449 and Last Will and Testament of Ida Louise Stroud of record in Instrument No. 20250123-0005450, both of record in the Register's Office for Davidson County, Tennessee.

Per Last Will and Testament of Ida Louise Stroud, subject property was devised to Clarence J. Bush and Lorene Bush in equal portions.

The said Lorene Bush having died on or about January 22, 2004.

The said Clarence J. Bush having died on or about November 24, 2024, with the Estate of Clarence Junior Bush being administered under Case No. 24P-2426, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Emmit Martin, a single man by Warranty Deed from Angela Neely and A. Michelle Poss, Administrator of the Estate of Clarence J. Bush of record in Instrument No. 20250716-0056108 Register's Office for Davidson County, Tennessee, dated July 9, 2025 and recorded on July 16, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **3881 Knight Drive and 0 Knight Drive, Whites Creek, TN 37189 0 Knight Drive, Whites Creek, TN 37189**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of October, 2025

Emmit Martin

STATE OF TENNESSEE

COUNTY OF SUMNER

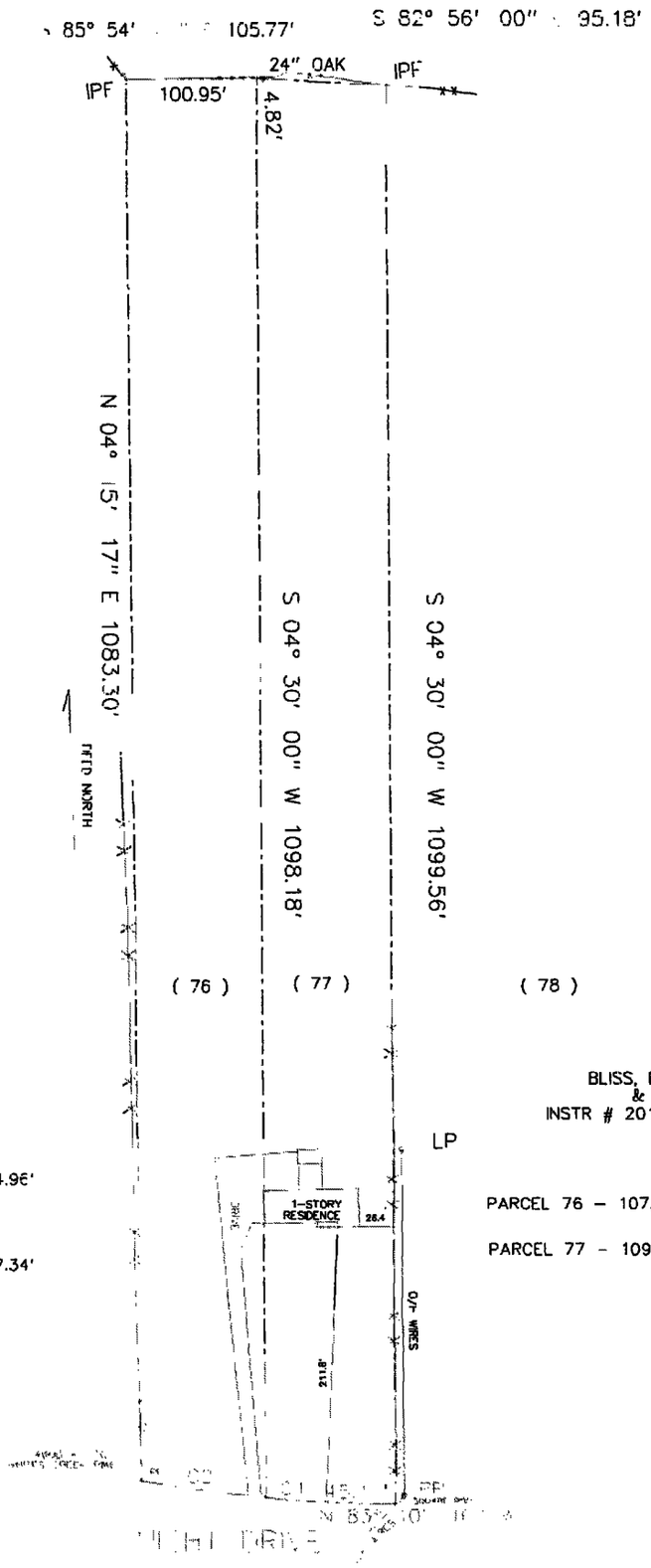
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Emmit Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 10th day of October, 2025.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026



ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.

THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS PER N.F.I.P. MAP # 47037C0114 H, DATED: 04-05-2017.

THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

IPF - IRON PIN FOUND
IPS - IRON PIN SET
PIPE - PIPE FOUND
X-X - FENCE
PKF - P.K. NAIL FOUND
CMF - CONCRETE MONUMENT FOUND
RRSPK - RAILROAD SPIKE
PKS - P.K. NAIL SET

C DELTA = 3° 12' 12"
RADIUS = 983.19'
LENGTH = 54.97
CHORD = N 81° 33' 48" W 54.96'

DELTA = 5° 40' 30"
RADIUS = 983.19'
LENGTH = 97.38'
CHORD = N 77° 07' 27" W 97.34'

PARCEL 76 - 107,637.32 SQ FT OR 2.47 AC.

PARCEL 77 - 109,846.76 SQ FT OR 2.52 AC.

PROPERTY SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

BY: _____
DAVID P. BRACKMAN R.L.S.# 1684

DAVID P. BRACKMAN LICENSED LAND SURVEYOR TENNESSEE NO. 1684

OWNER: EMMIT MARTIN

PROPERTY LOCATED: 3881 KNIGHT DRIVE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: TAX MAP 40

PARCELS 76 & 77

RECORDED: INSTR # 20250716-0056108

SCALE: 1" = 100'

DATE: SEPTEMBER 30, 2025

BRACKMAN LAND SURVEYING
1707 Gale Lane
Nashville, TN 37212
PH (615) 476-8107
FAX (615) 298-2605
Email: dbrack@bellsouth.net

FILE NO. 25-200

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 10th, OCTOBER 2025.

Custodian's Signature — 10/16/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 16 day of OCTOBER 2025.

Notary Public

MY COMMISSION EXPIRES: 5-24-28

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY