Name and Address of New Owner:
Courtney C. Smith
4104 Dalemere Court
Nashville, TN, 37207

Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1335339 DEEDWARR
10/17/2025 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20251017-0082851

Map & Parcel No: 032-15-0-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Angela G. Lee, Sherron L. Billingsley, Anita L. Scales, James M. Overton, and Kenneth W. Overton,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Courtney C. Smith,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Dalemere Subdivision, Section 6, of record in Book 3700, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lorenzo Hill and wife, Mary L. Hill by Deed dated February 8, 2000, from William Jeffery Wyatt and wife, Deborah Wyatt, recorded February 10, 2000, in Instrument Number 200002100013649, in the Official Records of Davidson County, Tennessee. The said Lorenzo Hill died on July 13, 2016, leaving his spouse, Mary Louise Hill, as his sole heir at law. The said Mary Louise Hill died on April 1, 2024. Her heirs at law being Angela G. Lee, Sherron L. Billingsley, Anita L. Scales, James M. Overton, and Kenneth W. Overton. Affidavit of Heirships of record in Instrument Number 20240611-0043565 and Instrument Number 20240611-0043566, said Register's Office.

The said Anita L. Scales, is also known as Anita O. Scales.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All

visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4104 Dalemere Court, Nashville, TN, 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of October, 2025.

By: _____ (SEAL)
Angela G. Lee

By: _____ (SEAL)
Sherron L. Billingsley

By: _____ (SEAL)
Anita L. Scales

By: _____ (SEAL)
James M. Overton

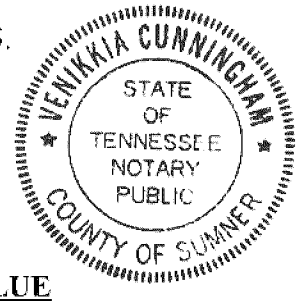
By: _____ (SEAL)
Kenneth W. Overton

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of October, 2025, before me personally appeared Angela G. Lee, Sherron L. Billingsley, Anita L. Scales, James M. Overton, and Kenneth W. Overton, 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 16th day of October, 2025.

Notary Signature
My commission expires: 09/27/26



AFFIDAVIT OF VALUE

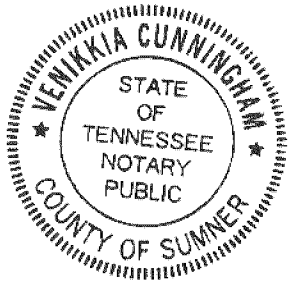
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 16th day of October, 2025.

Notary Signature
My commission expires: 09/27/26



Certificate of Authenticity

I, Tiffany Pollard, 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 October 16, 2025

Affiant Signature

10/16/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of October, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

