Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129
VT25090010(

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **605,000 00**

Rachel Lassiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of October, 2025

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

GAIL C VINCENT · STATE OF TENNESSEE · NOTARY PUBLIC · RUTHERFORD COUNTY · My Commission Expires 11-22-2025

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rachel Lassiter	New Owner	187-09-0A-306-00
(NAME) 1361 Duns Lane	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

LYNN SMITH GLICK, POWER OF ATTORNEY OF THE NANCY R. SMITH LIVING TRUST,

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

RACHEL LASSITER, AN UNMARRIED WOMAN,

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

Being all of Lot 306, on the plat of Burkitt Village Phase Three, as shown on plat of record in Instrument No 20170510-0046571, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description

Being the same property conveyed to Lynn Smith Glick, Power of Attorney of The Nancy R Smith Living Trust by Deed dated September 4, 2018 from Nancy Smith, a single person, recorded September 13, 2018, in Instrument Number 20180913-0090888, in the Official Records of Davidson County, Tennessee

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 *Improved* property is commonly known as 1361 Duns Lane, Nolensville, TN 37135

Karen Johnson Davidson County
Batch # 1336274 **DEEDWARR**
10/21/2025 10 40 34 AM 2 pgs
Fees $13 00 Taxes $2,238 50

20251021-0083695

LT&E File #22544

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 do 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

Witness my/our hand(s) this 13 day of October, 2025

The Nancy R. Smith Living Trust

By: Nancy R Smith trustee by Lynn Smith Glick her Power of attorney
Nancy R. Smith, Trustee
By: Lynn Smith Glick, her Power of Attorney

STATE OF So Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Lynn Smith Glick** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nancy R. Smith as Trustee of The Nancy R. Smith Living Trust** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Nancy R. Smith as Trustee of The Nancy R. Smith Living Trust.**

Witness my hand, at office, this ____ day of October, 2025.

Lynne M Rask
Notary Signature
My commission expires: 01/17/2027

LYNNE M RASK
NOTARY PUBLIC
State of South Carolina
My Commission Expires Jan. 19, 2027

LT&E File #22544