Karen Johnson Davidson County
Batch# 1342472 DEEDWARR
11/06/2025 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251106-0088512

WARRANTY DEED

TANGY LANIECE BROWN
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires May 24, 2028

File No. EM-25-11271

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ DeKalb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Pittman	New Owner	
(NAME)	(NAME)	
525 Scotts Creek Trail		075-12-0A-138.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/we, **Nickelonia Michelle Winkles, Trustee of The John Smith Trust dated June 7, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethany Pittman**, HEREINAFTER CALLED THE GRANTEE, 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. 66 on the Plan of First Revision Section Three Phase II, Greer Meadows at Cedar Creek of record in Plat at Instrument No. 20040407-0039587 (erroneously shown as 20070407-0093587 in the prior conveyance), 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 Rowan Mansi Isaaks and Stephany Ann Haack Isaaks, husband and wife by Warranty Deed from Brad C. Gutzki and Samantha J. Gutzki F/K/A Samantha J. Lindenbusch, husband and wife of record in Instrument No. 20200729-0083345 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 29, 2020.

Being the same property conveyed to Nickelonia Michelle Winkles, as Trustee of The John Smith Trust by Warranty Deed from Rowan Mansi Isaaks and Stephany Ann Haak Isaaks, husband and wife of record in Instrument No. 20240830-0067178 Register's Office for Davidson County, Tennessee, dated August 27, 2024 and recorded on August 30, 2024.

This is property more commonly known as 525 Scotts Creek Trail, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 3rd day of November, 2025.

The John Smith Trust dated June 7, 2024

By: Nickelonia Michelle Winkles, Trustee

Nickelonia Michelle Winkles, Trustee

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ DeKalb

On this 3rd day of November, 2025, before me personally appeared Nickelonia Michelle Winkles, Trustee of The John Smith Trust dated June 7, 2024, 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 3rd day of November, 2025.

Tangy Laniece Brown

Notary Signature

My commission expires: May 24, 2028

TANGY LANIECE BROWN
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires May 24, 2028

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/3/25 (date of document).

Affiant Signature

11/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26

202511060088512