Karen Johnson
Batch # 1346349
11/14/2025 11 23.00 AM
Fees $13 00 Taxes $647 50
Davidson County
DEEDWARR
2 pgs
20251114-0090897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 7/7/27
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, TN 37215

File No. NAS1563-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Bobby J. Smith, a married man and Joshua Ryan Smith, a single man	Bobby J Smith, a married man and Joshua Ryan Smith, a single man	043 14 0 145 00
(NAME) 1390 Bain Dr	(NAME) 1390 Bain Dr	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JERRY CLYDE BILBURY**,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY J. SMITH, A MARRIED MAN AND JOSHUA RYAN SMITH, A SINGLE MAN**, 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

A tract or parcel of land in Davidson County, Tennessee, described as follows

Land in Davidson County, Tennessee, being Lots Nos 52, 53 and 54 of Block "A" on the Map of Yowell Place of record in Book 974, Page 61, Register's Office for said County Said Lots Nos 52, 53 and 54 adjoin and front together 75 feet on the westerly side of Hillcrest Drive and extends back 168 10 inches on the north line of Lot No 52, and 170 feet 11 inches, more or less, on the south line of Lot No. 54 to a dead line in the rear, measuring 75 feet thereon

Being the same property conveyed to Jerry C Bilbrey, by Cash Deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D C , dated 01/15/1990, and recorded on 01/19/1990, of record in Book 8028, Page 513, in the Register's Office for Davidson County, Tennessee

Property Address 238 Hillcrest Drive Madison, TN 37115

This is improved ☒ property, known as 238 Hillcrest Drive, Madison, TN 37115

(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hands this the 14th day of November, 2025

Jerry Clyde Bilbury by Robert Wood, Attorney in fact

Jerry Clyde Bilbury by Robert Wood, Attorney in fact

State of Tennessee
County of Davidson

On this the 14th day of november, 2025, before me personally appeared Jerry Clyde Bilbury by Robert Wood, Attorney in fact,to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person fee act and deed

Witness my hand, at office, this 13 day of November,2025.

Notary's Signature
My commission expires 7/7/27

(Seal) W. Dillon Woods
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County