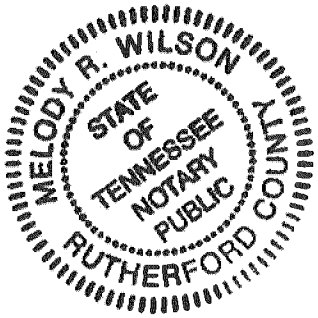
Karen Johnson Davidson County
Batch# 1351905 DEEDWARR
12/01/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251201-0095113



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2025.

Notary Public

My Commission Expires: 10/21/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Douglas Ray Smith	NEW OWNER	120-09-0-116
1407 Winthorne Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janet E. Ray, Executor of Estate of Reene D. Russell and Janet E. Ray, Devisee of the Last Will and Testament

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

Douglas Ray Smith, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5A-77 on the Plan of Glengarry Park Subdivision, Section Five-A, as of record in Book 3300, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Reene D. Russell, unmarried, by Warranty Deed from William H. Sharpe and wife, Charline Sharpe, dated 10/30/1992 and recorded 11/3/1992 in Book 8775, Page 914, Register's Office for Davidson County, Tennessee.

The said Reene D. Russell died testate on October 13, 2024. According to Order to Probate and Letters Testamentary filed 12/12/2024 in Docket No. 24P-2360 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Janet E. Ray was appointed as Executrix. In her Last Will and Testament, Reene D. Russell devised her entire estate to her sister, Janet E. Ray.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Restrictive Covenants of record in Book 3186, Page 148; All existing easements and all other matters as shown on plat of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1408 Winthorne Drive, Nashville, TN 37217

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 25th day of November, 2025.

Estate of Reene D. Russell

Janet E. Ray, Executor

Janet E. Ray, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public in and for the state and county, the aforementioned, Janet E. Ray, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of the Estate of Reene D. Russell and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2025.

Notary Signature
My commission expires:

ANGIE VALENTINI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet E. Ray with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2025.

Notary Signature
My commission expires:

ANGIE VALENTINI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2028

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 11-25-25 (date of document).

Affiant Signature

11-26-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of November, 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford