WARRANTY DEED

File #25-374



Karen Johnson
Batch # 1353138
12/03/2025 11 00 05 AM
Fees $13 00 Taxes $1,794 50

Davidson County
DEEDWARR
2 pgs

20251203-0095832

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jonathan Smith	NEW OWNER	146-15-0-015 00
(NAME)	(NAME)	
1916 Kingsbury Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Elizabeth Kiecksee, as Executrix of the Estate of James H. Martin, deceased,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jonathan Smith,** HEREINAFTER CALLED THE GRANTEE, HIS 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 253 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, Page 7, Register's Office of Davidson County, Tennessee Said Lot fronts 111 5 feet on the westerly side of Regent Drive and runs back between parallel lines 193 5 feet to the L & N Railroad property line

Being the same property conveyed to Howard F Martin and wife, Margaret D Martin, by Warranty Deed from A D Hewlett and wife, Frances H Hewlett, of record in Book 3899, page 202, dated June 4, 1965 and recorded on June 7, 1965, Register's Office for Davidson County, Tennessee Howard F Martin having since died on or about April 24, 1984, leaving Margaret D Martin as the surviving tenant by the entirety Being further and last conveyed by Margaret D Martin to Margaret D Martin as to a 99 5% interest, and James H Martin as to a 0 5% interest, as tenants in common with right of survivorship, by Quitclaim Deed of record at Instrument No 20020107-0001854, Davidson County Register of Deeds Margaret D Martin died, vesting James H Martin as sole owner by virtue of the survivorship provision James H Martin is now deceased His estate is probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No 24P2288, with Elizabeth Kiecksee serving as Personal Representative By order of the said Court, the property was made a part of the probate estate under the control of the Personal Representative, and by further Order, authorized this sale and empowered the Personal Representative to effectuate this sale

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

unimproved ☐
This is improved ☒ property, known as 5157 Regent Drive, Nashville, TN 37220

(House Number) (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 my hand this 1st day of December, 2025

The Estate of James H Martin

By Elizabeth Kiecksee, Exe.
Elizabeth Kiecksee, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth Kiecksee, Executrix of the Estate of James H Martin, Docket No 24P2288, in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Divison) with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evident), and who acknowledged that she executed this instrument for the purposes contained herein

Witness my hand and seal, at office in Brentwood, Tennessee, this 1st day of December, 2025

Notary Signature

Printed Name DANIEL HEARD

My commission expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027