(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1355765 DEEDWARR
12/09/2025 10 50 29 AM 2 pgs
Fees $13 00 Taxes $1,243 20

20251209-0097834

File No · 2025-0637

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Jeremy Don Lyell
Affiant

Subscribed and sworn to before me on DECEMBER 8, 2025.

Connie L. Cothran
NOTARY PUBLIC
MY COMMISSION EXPIRES.
02/21/2029

CONNIE L. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO.
ASHWORTH & RYE, PLLC
900 Nashville Highway
Columbia, TN 38401

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO.
Jeremy Don Lyell and Kara Michelle Lyell 1227 Maple Hill Rd Lebanon, TN 37087	Jeremy Don Lyell and Kara Michelle Lyell 1227 Maple Hill Rd Lebanon, TN 37087	176-05-0-052 00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL G. SMITH, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JEREMY DON LYELL AND KARA MICHELLE LYELL, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Located in Davidson County, Tennessee, and being Lot 14, Hickory Woods, Section B, as shown on plat of record in Plat Book 6900, Page 512, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Being the same property conveyed to Michael G Smith and Cassandra Smith, married, by deed from Holigan Homes Tennessee, dated September 1, 1998, and recorded September 3, 1998, in Book 11099, Page 370, Register's Office of Davidson County, Tennessee. Cassandra Smith died on or about June 21, 2024, leaving her husband, Michael G Smith, as the surviving tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following.

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 5009 Sunshine Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on December 08, 2025

Grantor:

Michael G. Smith

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michael G. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8th day of December, 2025.

Connie L. Cothran
Notary Public

My Commission expires 02/21/2029

CONNIE L. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY