WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,015.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Cone and Judy P. Cone	New Owner	
(NAME)	(NAME)	
2524 Val Marie Drive		034 07 0B 015.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, WE, **PATRICIA SMITH AND HELEN CUNNINGHAM AND KEVIN R. HOWSE SR. AND JUDITH ALRED AND SHEILA BROOKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCIS CONE AND JUDY P. CONE, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot 15, CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS, as shown on plat of record at Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marilyn R. Smith, a single woman, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. 20160701-0067352, in the Register's Office of Davidson County, Tennessee, dated June 30, 2016, and recorded on July 01, 2016. The said Marilyn R. Smith died on June 23, 2025. The Last Will and Testament of Marilyn R. Smith was Probated in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 25P2193 for Muniment of Title. Patricia Smith, Judith Alred, Sheila Brooks, Kevin R. Howse, Sr., and Helen Cunningham were the devisees under said Will.

Sheila Brooks herein signed as Attorney in fact for Kevin R. Howse Sr. Said Power of Attorney is of record Instrument No. 20251126-0094426 in the Registers office for Davidson County, Tennessee.

Patricia Smith herein signed as Attorney in fact for Judith Alred. Said Power of Attorney is of record Instrument No. 20251205-0096725 in the Registers office for Davidson County, Tennessee.

Property was never a marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1356826 DEEDWARR
12/11/2025 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,657.66
20251211-0098718

MO2025-1364

unimproved
This is improved x property, known as 2524 Val Marie Drive, Madison, TN 37115
(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 5th day of December, 2025

PATRICIA SMITH

HELEN CUNNINGHAM

SHEILA BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Smith, Helen Cunningham and Sheila Brooks, the bargainors, 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 and official seal this 5th day of December, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2025-1364

Witness my hand this 5th day of December, 2025

Kevin R. Howse Sr. by Sheila Brooks, Attorney in fact
KEVIN R. HOWSE SR.
BY: SHEILA BROOKS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Brooks, to me known to be the person who executed the foregoing instrument on behalf of Kevin R. Howse Sr. and acknowledged that he executed the same as the free act and deed of Kevin R. Howse Sr.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Witness my hand this 5th day of December, 2025

Judith Alred by Patricia Smith, Attorney-in-Fact
JUDITH ALRED
BY: PATRICIA SMITH, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Smith, to me known to be the person who executed the foregoing instrument on behalf of Judith Alred and acknowledged that he executed the same as the free act and deed of Judith Alred.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

MO2025-1364

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/5/25 (date of document).

Affiant Signature

12/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

