Karen Johnson Davidson County
Batch# 1357972 DEEDWARR
12/15/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20251215-0099321

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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 202510958<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,060,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 12th day of December 2025.<br><br>Notary Public<br>My Commission Expires: 7/25/26 |

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 12th day of December 2025, among:

**ANN K. SMITH, UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

**AND**

**DAVID O'DONOHUE AND CAROL KARPINEN, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, as amended in Book 8710, page 795, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Thomas A. Smith and wife, Ann K. Smith by deed from Janice Louise Knotts, Trustee of the Josephine Evelyn Knotts Living Trust, dated September 17, 1997, as amended by First Amendment dated September 28, 2000, dated July 29, 2004, of record in Instrument No. 20040803-0093120, Register's Office for Davidson County, Tennessee. The property was further conveyed to Ann K. Smith, unmarried by deed from Thomas A. Smith, divorced and not remarried and Ann K. Smith, divorced and not remarried, dated November 22, 2004, of record in Instrument No. 20241219-0098657, said Register's Office.**

**Being also known as 4533 Shys Hill Road, Nashville, TN 37215.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Ann K. Smith**

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 12th day of December 2025.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

**Owner Name & Property Address:**

Name: Carol Karpinen and David O'Donohue
Address: 4533 Shys Hill Road
City, State, Zip: Nashville, TN 37215

**Responsible Party For Taxes:**

Name: New Owner
Address: 4533 Shys Hill Road
City, State, Zip: Nashville, TN 37215

**Tax ID: 131-11-005.00**

# True Copy Certification

**As required under T.C.A §66-24-101(d)(3) et seq.**

I, **L. Broner McCoy**, 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 12/12/2025 (date of document).

L. Broner McCoy
Date: 12/12/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 12th day of Dec., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY