Karen Johnson Davidson County
Batch# 1361330 DEEDWARR
12/23/2025 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,082.25
20251223-0102265

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Casey Jones
3401 Anderson Road Unit 80
Antioch, TN 37013
SEND TAX BILLS TO:
LEGACY HOME LOANS
408 HIGHWAY 76
WHITEHOUSE, TN 37188

WARRANTY DEED

(Map 136-15-0B; Parcel 080.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **CASEY M. DAVIS, HEIR, AND ZACH R. DAVIS, HEIR, AND ANITA R. H. DAVIS, ADMINISTRATRIX FOR THE ESTATE OF PATRICK M. DAVIS**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CASEY JONES, A SINGLE PERSON,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 80, on the plan of Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, of record in Instrument No. 20000828-0084429, as revised in Instrument No. 20010629-0068937, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Patrick M. Davis, unmarried, by Warranty Deed dated December 19, 2003 from NVR, Inc., a Virginia Corporation t/a Ryan Homes, recorded December 23, 2003, in Instrument No. 20031223-0182707, in the Register's Office of Davidson County, Tennessee. The said Patrick M. Davis died intestate on June 20, 2025, devising the subject property to Casey M. Davis and Zach R. Davis, pursuant to Tennessee State Law of intestate succession. See also Case No. 25P1661 filed in the Seventh Circuit (Probate) Court of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 3401 Anderson Road, Unit 80, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 17th day of December, 2025.

Casey M. Davis
CASEY M. DAVIS

Zach R. Davis by Anita R. H. Davis
ZACH R. DAVIS BY ANITA R. H. DAVIS, ATTORNEY-IN-FACT
attorney in fact

Anita R. H. Davis
ANITA R. H. DAVIS, ADMINISTRATRIX OF THE ESTATE OF PATRICK M. DAVIS

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 Casey M. Davis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2025.

Grace Tant
Notary Public

My Commission Expires: 12.22.25

(SEAL)

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 Anita R. H. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Zach R. Davis, and acknowledged that she executed the same as the free act and deed of the said Zach R. Davis for the purposes therein contained, by virtue of a Power of Attorney recorded in Book _____, page _____, in the Register's Office of 202512230102264 County, Tennessee.

Witness my hand and official seal, this the 17th day of December, 2025.

Grace Tant

Notary Public

My Commission Expires: 12.22.25

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Anita R. H. Davis, Administratrix of the Estate of Patrick M. Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument as Administratrix of the Estate of Patrick M. Davis, and who acknowledged that she executed the same as her free act and deed and by authority granted her as Administrator of the Estate of Patrick M. Davis.

Witness my hand and official seal, this the 17th day of December, 2025.

Notary Public

My Commission Expires: 12.22.25

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $292,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of December, 2025.

Notary Public

My commission Expires: 12.22.25

File No. GTS1-2025-323

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-17-25.

Affiant Signature

22nd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028