Karen Johnson Davidson County
Batch# 1369982 DEEDWARR
01/15/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260115-0003821

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Fasil Addis et al
5304 Bell Crest Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
New Owners

MORTGAGEE:
First American Mortgage Solutions
C/O CMG Mortgage Solutions MS: 1141-E
1795 International Way
Idaho Falls, ID 83402

Map/Parcel
149-16-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michelle Lynette Eaton, as Executrix of the Estate of Ann Parrott Smith, deceased, with full power of sale without the joinder of any Beneficiary or Devisee**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Fasil Addis, A Married Man, and Helen Wolday, A Married Woman,** 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 No. 2 on the Plan of Bellwood Estates, Section One** of record in Plat Book 5200, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED In the above description but expressly EXCLUDED from this conveyance is the property conveyed to the State of Tennessee by Warranty Deed from Ann P. Smith and husband, Will H. Smith of record in Book 10172, Page 240, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Ann P. Smith by Warranty Deed from Old Hickory Development Company, Inc., dated February 4, 1987, recorded February 9, 1987, of record in Book 7130, page 895, Registers Office for Davidson County, Tennessee. Ann P. Smith died testate on June 27, 2025. By the terms of her Last Will and Testament of record in Docket No. 25P1840, Probate Court of Davidson County, Tennessee, at Nashville, she devised her interest in the above property to her four children in equal shares namely Melisa Anette Kelton, Michelle Lynette Eaton, William Scott Smith, and Marla Lane Edgar, and gave full power of sale without the joinder of any beneficiary to the Executor appointed, namely Michelle Lynette Eaton.

Ann P. Smith is one and the same person as Ann Parrott Smith.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is improved property known as **5304 Bell Crest Drive, Antioch, Tennessee 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 GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 13th day of **January, 2026.**

Michelle Lynette Eaton, Executrix

Michelle Lynette Eaton, Executrix of the Estate of Ann Parrott Smith, deceased, with full power of sale without the joinder of any Beneficiary/Devisee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Michelle Lynette Eaton,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of the **Estate of Ann Parrott Smith, deceased,** the within named bargainor, and she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as such /Executrix.

WITNESS my hand and official seal this 13th day of January, 2026.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12-18-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

Tiffany Kelley
AFFIANT

Subscribed and sworn to before me on this 13th day of January, 2026.

J. Kaye Clark
NOTARY PUBLIC

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

My Commission Expires: 9.5.2028

File No. 25128180

Certificate of Authenticity

I, Holly A. Mason, 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 January 13, 2026.

Affiant Signature

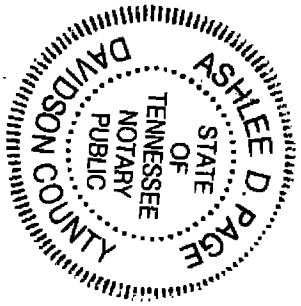
1/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of January, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026