NEW OWNER:
Dale A. Darnell
6257 North New Hope Road
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-231

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1371213 DEEDWARR
01/20/2026 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $850.63
20260120-0004521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($229,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Robert L. Smiley and Billie H. Smiley, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Dale A. Darnell, an unmarried man** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The Following described real property, to-wit:

Land located in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the partition of real estate of Hollis Hagar, deceased, as of record in Plat Book I, Page 54, in the Chancery Court at Nashville, Tennessee and described according to a survey by Gary R. Cummings, Surveyor, dated March 17, 1967, as follows:

Beginning at an iron pin in the fence corner, said point being the Southeast corner of the lands of the Grantor and thence North 76 deg. 40 min. West, 305.0 feet with the fence to an ion pin; thence North 22 deg. East 430.0 feet to an iron pin; thence South 76 deg. 40 min. East, 305.0 feet to an iron pin in the fence; thence South 22 deg. West, 430.0 feet with the fence to the beginning, and containing 3.0 acres, more or less.

Included in the above conveyance is the right of ingress and egress over a 15-foot roadway to New Hope Road, which roadway was reserved by instrument of record in Book 1638, Page 58, and as further conveyed and set forth in Easement, of record in Book 4221, Page 692, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Lee Smiley and wife, Billie H. Smiley, tenancy by the entireties by Deed from Robert Lee Smiley, dated January 09, 2025 and recorded on January 23, 2025 of recorded in Instrument No. 20250123-0005157, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Lee Smiley by Quitclaim Deed from Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the Last Will and Testament of Sara Francis Stryker, dated August 22, 2018, dated January 09, 2025 and recorded on January 14, 2025 of recorded in Instrument No. 20250114-0002735, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Lee Smiley, Personal Representative of the Estate of Sara Frances Stryker by Quitclaim Deed from Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the last Will and Testament of Sara Francis Stryker, dated August 22, 2018, dated December 02, 2021 and recorded on March 10, 2022 of recorded in Instrument No. 20220310-0027597, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert L. Todd and wife, Frances J. Todd by Warranty Deed from Roxie Shelton, a widow, dated May 26, 1967 and recorded on May 29, 1967 of recorded in Book 4135 Page 799, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 087 00 0 113.00

Being also known as: 6257 North New Hope Road, Hermitage, TN 37076

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of December, 2025.

Robert L. Smiley

Billie H. Smiley

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Robert L. Smiley and Billie H. Smiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is $ **229,900.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

Tennessee Certification of Electronic Document

I, **Turner Evans**, 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 12-9-2025

AFFIANT SIGNATURE

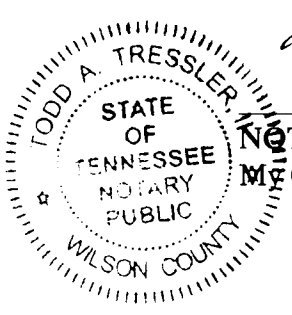
12-9-2025

Date

State of TENNESSEE

County of Wilson

Sworn to and subscribed before me on this 9th day of December , 2025.



NOTARY SIGNATURE

My Commission Expires: 2-26-29

(NOTARY'S SEAL)