Karen Johnson Davidson County
Batch# 1379196 DEEDWARR
02/11/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20260211-0010742

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-6038

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of February, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marsha Braman, Michelle Braman 207 Stoners Glen Court Hermitage, TN 37076	Primis Mortgage Company 5535 Currituck Dr., Ste 120 Wilmington, NC 28403	075-15-0A-207.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Alan Eugene Smith, Thomas Wesley Smith, and Mark Edward Smith

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marsha Braman, a single woman, and Michelle Braman, a single woman, as joint tenants with right of survivorship

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/Unit No. 207, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-007944 and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Michelle M. Baham and Ashley E. Baham to Kenneth Smith and Mary Fay Smith, husband and wife, recorded August 7, 2013, as Instrument No. 20130807-0082673 in Davidson County, Tennessee Register of Deeds. The said Kenneth Smith died on or about October 9th, 2024, leaving

Mary Fay Smith as the surviving tenant by the entirety. The said Mary Fay Smith died on or about December 11, 2025. Reference is made to the last will and testament naming Alan Eugene Smith, Thomas Wesley Smith, and Mark Edwards Smith as her heirs at law, of record in Instrument No. _202602110010741_, in said Register's Office.

Subject property has never been the marital residence of the grantors nor the grantors' spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 207 Stoners Glen Court, Hermitage, TN 37076

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 so 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.

Dated this the 9th day of February, 2026.

Alan Eugene Smith

Thomas Wesley Smith

Mark Edward Smith

STATE OF TENNESSEE
COUNTY OF WILSON

On this 9th day of February, 2026, before me personally appeared Alan Eugene Smith, Thomas Wesley Smith, and Mark Edward Smith to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2026.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 2/9/26.

Affiant Signature – Joshua A. Terry

2/10/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/10/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27