Karen Johnson Davidson County
Batch # 1384818 DEEDWARR
02/24/2026 10:29:13 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20260224-0014462

WARRANTY DEED

File No.: 2026-0069

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to before me on FEBRUARY 20, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Brooke Lowery and Michelle Smitherman 801 Carlyle Place Nashville, TN 37211	Brooke Lowery and Michelle Smitherman 801 Carlyle Place Nashville, TN 37211	119-12-0-061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PRIME PROPERTIES PS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BROOKE LOWERY, AN UNMARRIED WOMAN, AND MICHELLE SMITHERMAN, A MARRIED WOMAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 171, as shown on the map entitled the Plan of Section Two, Battlewood, of record in Plat Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES JOHNSON, JR. AND WIFE, ANN H. JOHNSON, by deed from LARRY EDWARD HINDS AND WIFE, CATHERINE C. HINDS, of record in Book 3467, page 579, dated December 18, 1962, said Register's Office.

James Johnson, Jr. having since died on October 4, 2004 leaving Ann H. Johnson aka Lillie Ann Johnson the surviving tenant by the entirety.

ANN H. JOHNSON is also known as LILLIE ANN JOHNSON. Pursuant to the Order Appointing Conservator, of record in Docket No. 24P2028, in the Second Circuit Court for the Twentieth Judicial District of Tennessee, KRISTI WARD has been appointed as Conservator for LILLIE ANN JOHNSON, and authorized to sell and convey the subject property, by the Order to Sell Real Property, also of record in said Docket No. 24P2028.

Being the same property conveyed to Prime Properties PS, LLC, an Alabama limited liability company, by deed from Kristi Ward, Conservator for Lillie Ann Johnson a/k/a Ann H. Johnson, dated May 30, 2025, of record as Instrument No. 20250604-0043842, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 801 Carlyle Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on February 20, 2026.

Grantor:

Prime Properties PS, LLC,
an Alabama limited liability company

By: _____
Name: Phillip Smitherman
Title: Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Phillip Smitherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager (or other officer authorized to execute the instrument) of Prime Properties PS, LLC, an Alabama limited liability company, the within named bargainor, a limited liability company, and that such Phillip Smitherman as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

Witness my hand and seal, at office in 20 day of February, 2026

_____
Notary Public

My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY