Karen Johnson Davidson County
Batch# 1395003 DEEDWARR
03/19/2026 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260319-0021829

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this March 17, 2026. Notary Public Comm Exp: 06-05-2029

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ALBERTA SMITH, Trustee		
ALBERTA SMITH REVOACABLE TRUST dated August 1, 2017	SAME AS NEW OWNER	087-10-0B-062.00CO
1032 Lionheart Drive		
Hermitage, Tennessee 37076		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ALBERTA SMITH, married (Grantors), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ALBERTA SMITH, Trustee of the ALBERTA SMITH REVOACABLE TRUST dated August 1, 2017 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62, on the Final Plat 4307 Central Pike Overlook at Aaron's Cress Phase 2 of record in Plat of record in Instrument No. 20250404-0025721, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ALBERTA SMITH, married, from BEAZER HOMES, LLC, a Delaware Limited Liability Company, by Warranty Deed of record in Instrument Number 20260113-0003141, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE,

VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantor do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The property is known as 1032 Lionheart Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 10, 2026.

Alberta Smith
ALBERTA SMITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALBERTA SMTIH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 10, 2026.

NOTARY PUBLIC

My Commission Expires: 07/06/2026

MANUEL B. LOPEZ JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 March 10, 2026

3/17/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 17th day of March, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029