Karen Johnson Davidson County
Batch# 1402190 DEEDWARR
04/06/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20260406-0027424

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF RUTHERFORD ) ss |
|---|---|
| **Red Shoe Title, Inc.**<br>**625 S. Church St., Suite B**<br>**Murfreesboro, TN 37130**<br>**Ph.: 615-796-5478**<br>**Fax: 615-821-0717**<br><br>CHAD SERRATE<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF RUTHERFORD<br>My Commission Expires Nov. 17, 2029 | The actual consideration for this transfer is ~~$749,900.00~~.<br><br>Affiant<br><br>Subscribed and sworn to before me on this 2nd day of April, 2026.<br><br>Notary Public<br><br>My Commission Expires: 11/17/2029 |

# WARRANTY DEED

| ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **Lisa Eileen Botwin and**<br>**Charles Warren Botwin**<br>**4135 Smotherman Ln**<br>**Hermitage, TN 37076** | **Same** | **110 00 0 208.00** |

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 all of which are hereby acknowledged, **Kelvin Talley, single man,** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Charles Warren Botwin and Lisa Eileen Botwin, husband and wife,** (hereinafter "Grantee(s)"), their heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in County, Tennessee, more particularly described to wit:

**Land in Davidson County, Tennessee, and being all of Lot No. 2, on the Final Plat of Resubdivision of Lot 1 of The Orville Earheart Subdivision, as shown on plat of same appearing of record in Instrument No. 20161215-0131545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.**

**Being the same property conveyed to Kelvin Talley, single man by Warranty Deed from Michael's Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20180913-0090842, Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on September 13, 2018.**

**All matters appearing on the Plan of record in Plat Book 20161215-0131545; Easements of record in Instrument No. 20171113-0116433; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.**

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at 4135 Smotherman Ln, Hermitage, TN 37076.

**TO HAVE AND TO HOLD** said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), heirs and assigns, forever; and Grantor(s) do(es) covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do(es) further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this the 2nd day of April, 2026.

Kelvin Talley

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelvin Talley, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes contained therein.

**WITNESS** my hand and seal, at office, this 2nd day of April, 2026.

**NOTARY PUBLIC**

**My Commission Expires:** 8/21/27



# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04-02-2026.

Affiant Signature

04-02-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-02-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY