Karen Johnson Davidson County
Batch# 1407550 DEEDWARR
04/17/2026 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260417-0031481

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-978

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 day of April, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Wesley Smiley 1125 Hitt Lane Goodlettsville, TN 37072	NEW OWNER	052-09-0-073.00

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,

Maribel Novo-Paz and Pedro D. Penate-Mesa, wife and husband

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

George Wesley Smiley, a married man

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 part of Lot No. 4 as described in the deed to Sallie C. Looney by W. A. Core, of record in Book 1040, Page 37, being Lots Nos. 60 and 61 on the preliminary plat of Core Subdivision, not of record, described according to a survey made by Anderson & Gee, Surveyors, in April, 1946, as follows:

Beginning on the Southerly margin of Due West Avenue, at the Northeast corner of said Lot No. 4; thence South 32 degrees 30 seconds west 160 feet to the corner of Lots Nos. 59 and 60; thence with the line between said two lots, Westwardly 150 feet to the Easterly margin of an unnamed street; thence with said street, northwardly 165 feet to the Southerly margin of Due West Avenue; thence with said Avenue, Eastwardly 150 feet to the beginning.

Being the same property conveyed to Maribel Novo-Paz and Pedro D Penate-Mesa, wife and husband by Warranty Deed from Sylvia Freeman, unmarried, and Cynthia Douglas, as devisees under the Last Will and Testament of Evelyn Keisling Hudson, deceased of record in Instrument No. 20040225-0021562 Register's Office for Davidson County, Tennessee, dated February 10, 2004 and recorded on February 25, 2004.

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: 340 Montague Way, Madison, TN 37115

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 15th day of April, 2026.

Maribel Novo-Paz

Pedro D. Penate-Mesa

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15th day of April, 2026, before me personally appeared Maribel Novo-Paz and Pedro D. Penate-Mesa, 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 15th day of April, 2026.

Notary Signature
My commission expires: 5/19/29

B GREEN
TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

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 4/15/26.

Affiant Signature – Joshua A. Terry

4/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/16/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27