ADDRESS NEW OWNER: Constance Ann Smith
6417 Worchester Drive
Nashville, TN 37221

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 157-00-0-066.00

Karen Johnson Davidson County
Batch# 1409658 DEEDWARRSP
04/22/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20260422-0033110

Prepared by: Central Title, LLC
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Constance Ann Smith and Lillian Ruth Culbreath, Co-Executors of the Estate of Billie Ann Smith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Constance Ann Smith** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One, Devonshire Manor, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 190.25 feet on the southerly margin of Worchester Drive and extends back 241.17 feet on the easterly line and 236.32 feet on the westerly line to a dead line in the rear, measuring 151.11 feet thereon.

Being the same property conveyed to Marshall Lee Smith and wife, Billie Ann Smith, by Warranty Deed from William A. King and wife, JoAnn King, of record in Book 6084, page 718, dated June 27, 1983, and recorded June 29, 1983, Register's Office for Davidson County, Tennessee. Marshall Lee Smith conveyed all his right, title and interest in the subject property to Billie Ann Smith by Quitclaim Deed of record in Instrument No. 20040219-0019399, dated January 29, 2004, and recorded February 19, 2004, Register's Office for Davidson County, Tennessee.

Billie Ann Smith (the "Decedent") died testate on January 20, 2023. Pursuant to the Decedent's Last Will and Testament, Constance Ann Smith and Lillian Ruth Smith Culbreath (also known as Lillian Ruth Culbreath) were appointed as Personal Representatives with powers set forth in Article XII, Items 1 and 2 in said Will vesting the Personal Representative with full power to sell and convey without the requirement of an appraisal or court approval. See Letters Testamentary issued under Case No. 23P1090, Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to said Will, the Decedent's personal estate ("subject real property") was specified to be sold. The Distributees under said Will and Interested Parties enttiled to the proceeds from the sale of Property entered into an Agreement (not of record) wherein they agreed that Constance Ann Smith would purchase the herein Property for the consideration set forth herein.

This is property with a common address of 6417 Worchester Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year are NOT prorated between the parties, and all subsequent years' taxes and the current year's taxes are being assumed by the Grantees.(2) All matters appearing on the Plan of record in Section One, Devonshire Manor of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5381, page 394, said Register's Office.(4) Charter for Homeowners Association in Book 7584, page 337, said Register's Office.(5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7790, page 449, said Register's Office.(6) Regarding the unnamed creek adjoining/crossing the said property: Rights of upper and lower riparian owners in and to the waters to said creek, the natural flow thereof, and free from diminution or pollution; Easement for the flow of the waters of said creek and the rights of the public therein; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the said creek; and Any rights to that portion of land lying below the ordinary low water mark of the said creek.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Grantors do covenant with the said Grantees 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 except as set forth herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of April 2026.

x Constance Ann Smith, Co-Executor

Constance Ann Smith, Co-Executor of the Estate of Billie Ann Smith

x Lillian Ruth Culbreath, Co-Executor

Lillian Ruth Culbreath, Co-Executor of the Estate of Billie Ann Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Constance Ann Smith, Co-Executor of the Estate of Billie Ann Smith. and Lillian Ruth Culbreath, Co-Executor of the Estate of Billie Ann Smith,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April 2026.

KATHRYN CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 4, 2027

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $2,100,000.00.

x Constance Ann Smith
Affiant

Subscribed and sworn before me this 21st day of April 2026.

KATHRYN CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 4, 2027

Notary Public
My Commission Expires:

File No. 2604-033

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), 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 April 21, 2026 (date of document).

Signature of above

4/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026.

Notary

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22 2030

MY COMMISSION EXPIRES: