Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

VT260400023

Karen Johnson
Batch # 1413661
04/30/2026 09:38:29 AM
Fees: $13.00 Taxes: $1,021.20
Davidson County
DEEDWARR
2 pgs
20260430-0038234

FOR OFFICIAL USE

BONNIE L WIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF COFFEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Melissa Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
04/29/2026
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)
09/18/2027

Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
September 18, 2027

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #26-6092

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Nance and Terry Wade Smith	**same as new owner**	**64-9-A-6.00**
4411 S Trace Blvd, Old Hickory, TN 37138	**4411 S Trace Blvd, Old Hickory, TN 37138**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Karen Marie Smith, Trustee of The Karen Marie Smith Revocable Trust, dated the 20th day of January, 2007,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Nance and Terry Wade Smith, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 4411 of Southfork Condominiums Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, page 839, said Register's Office, as amended in Book 6994, page 447, and Instrument No. 20020327-0037726, said Register's Office. Said Unit being depicted on the Plan of Southfork Condominiums Site Pan attached as Exhibit "C" to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen Marie Smith, as Trustee of Karen Marie Smith Revocable Trust 01/20/2007, by Warranty Deed from Jeanette L. Gilley, an unmarried woman, dated August 31, 2022, of record in Instrument No. 20220902-0099154, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4411 S Trace Blvd, Old Hickory, TN 37138-4205**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 29th day of April 2026.

The Karen Marie Smith Revocable Trust dated 20th day of Janurary 2007.

Karen Marie Smith

Karen Marie Smith

STATE OF **TENNESSEE**
COUNTY OF Wilson.

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Karen Marie Smith, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Karen Marie Smith Revocable Trust dated 20th day of Janurary 2007.

Witness my hand and official seal on this the 29th day of April 2026.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/20/29