Karen Johnson Davidson County
Batch# 1413901 DEEDWARR
04/30/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,263.55
20260430-0038604

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Lawrence
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $341,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of April, 2026.

NOTARY PUBLIC

My commission expires:

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Lighthouse Trust (NAME)	Same As New Owner (NAME)	074-04-0-089.00
900 Ridge West (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brooke Ann Smith and Jeremy Smith, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Janette C. Gates, Trustee of Lighthouse Trust**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Section Twelve, Hermitage Hills, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BROOKE ANN PENNINGTON, A SINGLE WOMAN, by deed from NANCY IVANCIC AND DONALD IVANCIC, WIFE AND HUSBAND, of record as Instrument No. 20190806-0077860, dated July 31, 2019, said Register's Office.

The said Brooke Ann Pennington having since been married is now known as Brooke Ann Smith.

This property is __unimproved __improved property known as: 900 Ridge West, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of April, 2026.

Brooke Ann Smith

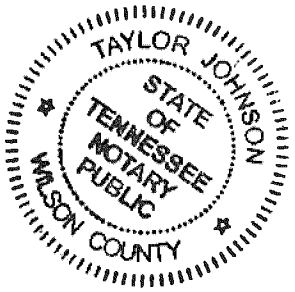
Jeremy Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brooke Ann Smith and Jeremy Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2026.

Notary Public
My Commission Expires: 5/14/2029



CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 4/24/26 (date).

Affiant Signature

4/24/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 24 day of April 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2029
MAURY COUNTY