NEW OWNERS :
DONNA S. ANDERSON,
STEVEN L. SMITH, and
ROBERT W. SMITH
2425 BELL RD
WATERTOWN, TN 37184

SEND TAX BILLS TO:
DONNA S. ANDERSON
2425 BELL RD
WATERTOWN, TN 37184

Karen Johnson Davidson County
Batch # 1418035 DEEDQC
05/08/2026 12:42:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041724

Map/Parcel Numbers: M-33-15 Par. 42
Legal Reference 00004750-0000807

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
1050 Hamilton Station Blvd, Ste 200
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTRIX DEED

KNOW ALL MEN BY THESE PRESENTS that **DONNA SMITH ANDERSON,** the duly appointed Executrix, a copy of her Letters of Testamentary being attached hereto as *Exhibit A*, of the Estate of Eddie Leo Smith, deceased, which estate is administered in the Probate Court for Wilson County, Tennessee, Case No. 2018PR431, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Eddie Leo Smith, the decedent's Will having been duly admitted to probate in Wilson County, Tennessee, and recorded as 2018PR431, Probate Court Clerk's Office for said county, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto Donna S. Anderson, Steven L. Smith and Robert W. Smith, their heirs and assigns, all her right, title and interest in and to a certain tract(s) of land described as

follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 192, on the Plan of Primrose Acres, Section 2, as of record in Book 2900, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 192 fronts 152.98 feet on the southerly side of Apple Valley Road and extends back 248.5 feet on the easterly line and 225.4 feet on the westerly line to a broken line in the rear, measuring 250 feet thereon.

Being the same property conveyed to E. Leo Smith and wife, Shirley Moseley Smith, by Warranty Deed from Odie W. Shoulders and wife, Edna D. Shoulders, of record in Book 4750, Page 807, Register's Office for Davidson County, Tennessee.

This is improved property known as 824 Apple Valley Rd, Madison, Tennessee.

Shirley M. Smith passed December 24, 2010.

Title to the property hereinabove described is subject to the following exceptions: All such valid and enforceable easements, conditions, restrictions and covenants of record.

WITNESS our hands this 15th day of April, 2026.

DONNA SMITH ANDERSON, EXECUTRIX
Estate of Eddie Leo Smith

STATE OF TENNESSEE

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, DONNA SMITH ANDERSON, Executrix of the Estate of Eddie Leo Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2026.

NOTARY PUBLIC
My Commission expires: 1-31-26

SHAWN J. MCBRIEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

LETTERS TESTAMENTARY

PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

In the matter of the Estate of Eddie Leo Smith, Deceased
Docket No. 2018PR431

WHEREAS, it appearing to this Court that Eddie Leo Smith has died and made a Last Will and Testament appointing you as Executor to the same, which Will has been exhibited in this Court and proved as the law directs, and said Executor having qualified according to law.

It is, accordingly, ORDERED that Letters Testamentary are hereby issued to Donna Smith Anderson, a resident of Wilson County, Tennessee, being now therefore empowered to enter into and take possession of all property rights and credits of the Decedent and to administer this estate as required by the terms of the Will and by law.

Bond, Accounting and Inventory are waived.

WITNESS, Barbara Webb, Clerk of said Court, at office this 19th day of Dec., 2018.

BARBARA WEBB, Clerk & Master

By: Lisa Camer
Deputy Clerk

STATE OF TENNESSEE
WILSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Personal Representative of the Last Will and Testament of the above-named deceased in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Donna Smith Anderson, Executor

SWORN AND SUBSCRIBED to before me this 19th day of Dec., 2018.

Lisa Camer
DEPUTY CLERK

STATE OF TENNESSEE
COUNTY OF WILSON

I, BARBARA WEBB, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of Letters Testamentary issued to the above-named Personal Representative of the above estate, and I do further certify that the above-mentioned is still the acting Personal Representative of the estate and as such is entitled to full faith and credit, as appears from the records of my office at Lebanon, Tennessee.

WITNESS my hand and official seal at office this 19th day of Dec., 2018.

Lisa Camer
DEPUTY CLERK

STATE OF TENNESSEE, COUNTY OF WILSON
I hereby certify the foregoing to be a true and perfect copy of the original instrument on file in this case.
19th day of Dec., 2018
BARBARA WEBB, CLERK & MASTER
Lisa Camer, D. C&M

PROBATE COURT OF WILSON COUNTY TENN. LEBANON