(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million One Hundred Thousand and no/100 Dollars ($1,100,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 21 day of May, 2026. Notary Public My commission expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

Karen Johnson
Batch # 1425453
05/27/2026 10:37:36 AM
Fees: $13.00 Taxes: $4,070.00

Davidson County
DEEDWARR
2 pgs

20260527-0048005

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.:
Kelly Sigler	SAME AS NEW OWNER	116 08 0 048.00
911 Estes Road N.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lyndsay Claire Smith being one in the same person as Lyndsay S. Hyde, unmarried**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Kelly Sigler, a single woman**, "Grantee", her heirs, successors, and assigns, the following described real property located in Williamson, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being unnumbered Lot on the Plan of Clearview of record in Plat Book 843, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of the property, described as follows:

Beginning at the Northwest intersection of Woodmont Circle and Estes Avenue, formerly Compton or Wilson Avenue; thence with the Northern margin of said Woodmont Circle, Westerly 184.5 feet to the corner of Lot No. 78 of said plan; thence with the Easterly line of said Lot No. 78, Northerly 139 feet to the corner of Lots Nos. 77 and 78; thence with the Southern line of Lot No. 77 easterly 185.5 feet to the Westerly margin of Estes Avenue; thence with the same, Southerly 139 feet to the beginning.

Being the same property conveyed to Lyndsay S. Hyde, unmarried, by Warranty Deed from Philip O. Hyde, unmarried, of record in Instrument No 20121126-0107929, in the Register's Office of Davidson County, Tennessee, dated November 16, 2012 and recorded on November 26, 2012.

Being the same property conveyed to Del Rene' Bryant, by Warranty Deed from Philip O. Hyde and wife, Lyndsay S. Hyde, of record in Instrument No. 20100701-0051610, in the Register's Office of Davidson County, Tennessee, dated June 29, 2010 and recorded on July 01, 2010.

This is improved property identified as **911 Estes Road N., Nashville, TN 37215**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2026 and subsequent years, not yet due and payable. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARVIEW, as recorded in Plat Book 843, Page(s) 8.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs, successors, and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 21 day of May, 2026.

Lyndsay Claire Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lyndsay Claire Smith** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, this the 21 day of May, 2026.

NOTARY PUBLIC

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 1-30-2028