Karen Johnson Davidson County
Batch# 1442521 DEEDWARR
07/06/2026 01:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20260706-0060525

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Lisa M. Dennis, License No. 916311
Foothills Title Services, Inc.
3208 Tazewell Pike, Suite 101
Knoxville, TN 37918
FHTS# 20260521595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Gwyn Stevenson 1507 Ocoee Trail Madison, TN 37115	Gwyn Stevenson C/O Wilson Bank & Trust Hwy 70 Office 11835 Lebanon Road Mount Juliet, TN 37122	063-02-0-110.00

WARRANTY DEED

THIS INDENTURE, made this 19th day of June, 2026 between **SANDY SMITH**, unmarried, a resident of Washington County, Tennessee, **CHRISTINA MASSEY**, married, a resident of Carter County, Tennessee, and **TARA SMITH**, unmarried, a resident of Washington County, Tennessee, heirs at law of Patricia L. Babb, deceased (collectively "Grantor") and **GWYN STEVENSON**, unmarried person, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Tract or Parcel of land located in Davidson County, Tennessee, being further described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 101 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 3, as of record in Plat Book 974, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the westerly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Larry M. Babb and wife, Patricia L. Babb by Warranty Deed dated August 19, 2004, of record in Instrument No. 200408300104392 in the Register's Office of Davidson County, Tennessee.

Larry M. Babb died on or about June 7, 2022. He and Patricia L. Babb were legally married at the time they took title to the subject property, and they remained married continuously, without intervening separation or divorce, until the date of his death.

Patricia L. Babb a/k/a Patricia Babb died intestate on or about November 24, 2025, leaving the following heirs at law: Sandy Smith, Christina Massey and Tara Smith. SEE ALSO Affidavit of Heirship of Real Estate of record in Instrument No. 20260106005784 in the Register's Office for Davidson County, Tennessee.

Grantor Christina Massey herein states that the above described property has never been used as a principal residence or homestead by herself or her spouse.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

THE ABOVE INFORMATION WAS OBTAINED FROM THE PRIOR DEED OF RECORD. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Sandy Smith

SANDY SMITH

STATE OF TN

COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Sandy Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 19th day of June, 2026.

Notary Public

My Commission Expires: 08/24/29

IN WITNESS WHEREOF, I sign this Specific Durable Power of Attorney on this the 18th day of June, 2026.

Tara Smith (L.S.)
TARA SMITH

STATE OF Tennessee

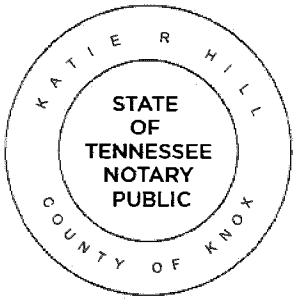
COUNTY OF Knox

Personally appeared (by audio-video communication) before me, a Notary Public in and for said State and County aforesaid, the within named bargainor, **TARA SMITH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal this 18th day of June, 2026.

Katie R Hill
Notary Public
My Commission Expires: 08/29/2026

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
August 29, 2026

IN WITNESS WHEREOF, I sign this Specific Durable Power of Attorney on this the 18th day of June, 2026.

Christina Massey (L.S.)
CHRISTINA MASSEY

STATE OF Texas

COUNTY OF Brazoria

Personally appeared (by audio-video communication) before me, a Notary Public in and for said State and County aforesaid, the within named bargainor, **CHRISTINA MASSEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal this 18th day of June, 2026.

Marie Ward
Notary Public
My Commission Expires: 10/24/2027

NOTARY PUBLIC STATE OF TEXAS
Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/18/26 6/19/26.

Affiant Signature – Joshua A. Terry

6/26/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/26/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27