Karen Johnson Davidson County
Batch# 1451556 DEEDWARR
07/24/2026 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $2,068.30
20260724-0067751

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF July, 2026.

NOTARY PUBLIC
My Commission expires: 12/5/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26050022

Address of New Owner	Send Tax Bills To:	Tax Information:
Matthew Brown and Roxanne Brown 7951 Whites Creek Pike Joelton, TN 37080	Same	008-00-0-248.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Melanie K. Smith, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Brown and Roxanne Brown, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 1st Councilmanic District of Davidson County, Tennessee, being described according to a survey made by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated September 29, 2009, as follows:

Beginning at an iron pin (old), in the westerly margin of Whites Creek Pike, the northeast corner of a tract of land which belongs to Jeanine Sarno, having a deed reference in Book 5357, Page 923, Registers Office for Davidson County, Tennessee, the southeast corner of this tract, and continuing, as follows: South 84 degrees 22' 24" West, 592.43 feet to an iron pin (old), a corner of said tract of land which belongs to Jeanine Sarno; thence South 83 degrees 47' 38" West, passing a common corner of said tract of land which belongs to Jeanine Sarno, and a tract of land which belongs to Scott Brinkley, having a deed reference in Instrument No. 20070105-0002516, said Register's Office, and continuing in all, 375.53 feet to an iron pin (old), a corner of said tract of land which belongs to Scott Brinkley; thence South 39 degrees 15' 48" West, 161.79 feet to an iron pin (old), a common corner of said tract of land which belongs to Scott Brinkley, and a tract of land which belongs to Elton W. Miller, having a deed reference in Book 7594, Page 794, said Registers Office; thence South 39 degrees 14' 06" West, 219.18 feet to a rock, the northwest corner of said tract of land which belongs to Elton W. Miller; thence South 06 degrees 06' 50" West, 437.96 feet to a pipe (old), in the westerly boundary of said tract of Elton W. Miller, a corner of a tract of land which belongs to Elton W. Miller, having a deed reference in Book 5357, Page 923, said Registers Office; thence North 82 degrees 06' 10" West, 208.70 feet to a point in a pond, marked by a witness pipe (new) on the easterly

bank of said pond, a corner of said tract of land which belongs to Elton W. Miller; thence North 73 degrees 16' 45" West, 247.41 feet to a point in Racoon Branch, marked by a witness pin (old) on the southerly bank of Racoon Branch, a common corner of said tract of land which belongs to Elton W. Miller, and a tract of land which belongs to Joe N. Smith, having a deed reference in Instrument No. 20040402-0037526, said Register's Office; thence with said Racoon Branch, as follows: North 66 degrees 36' 39" West, 44.34 feet to a point; thence South 89 degrees 17' 32" West, 71.18 feet to a point; thence North 86 degrees 50' 34" West, 40.87 feet to a point; thence North 27 degrees 47' 58" West, 31.35 feet to a point; thence North 30 degrees 25' 53" West, 80.49 feet to a point; thence North 20 degrees 55' 11" West, 62.62 feet to a point; thence North 26 degrees 29' 50" West, 39.31 feet to a point; thence North 88 degrees 20' 07" West, 33.60 feet to a point; thence South 79 degrees 03' 45" West, 77.85 feet to a point; thence North 81 degrees 14' 02" West, 104.84 feet to a point; thence North 43 degrees 00' 43" East, 45.68 feet to a point; thence North 34 degrees 45' 13" East, 86.13 feet to a point in Racoon Branch, marked by a witness pin (new), on the easterly bank of Racoon Branch; thence with a new line, as follows: North 65 degrees 01' 53" East, 285.82 feet to an iron pin (new); thence North 63 degrees 19' 01" East, 121.10 feet to an iron pin (new); thence North 64 degrees 10' 40" East, 238.08 feet to an iron pin (new); thence North 63 degrees 24' 09" East, 195.51 feet to an iron pin (new); thence North 58 degrees 22' 13" East, 165.56 feet to an iron pin (new); thence North 66 degrees 24' 12" East, 249.27 feet to an iron pin (new); thence North 64 degrees 06' 07" East, 329.61 feet to an iron pin (new); thence North 79 degrees 24' 48" East, 89.37 feet to an iron pin (new); thence North 83 degrees 09' 45" East, 174.59 feet to an iron pin (new); thence North 84 degrees 23' 38" East, 370.73 feet to an iron pin (new), in the westerly margin of Whites Creek Pike; thence with a curve to the right, having a radius of 1171.29 feet, an arc distance of 63.69, and a chord bearing and distance of South 04 degrees 58' 42" East, 63.68 feet to an iron pin (new), in the westerly margin of Whites Creek Pike; thence South 03 degrees 25' 15" East, 294.15 feet, to the point of beginning, containing 19.34 acres, more or less.

Being part of the same property conveyed to O. S. Armstrong by Installment Deed from W. J. Ochsenbine and wife, Louise Ochsenbine, dated 11/17/1919 of record at Book 554, Page 551, Register's Office for Davidson County, Tennessee. O. S. Armstrong having since died intestate on or about 07/04/1980, property vested in his heirs at law: Annie Newland Armstrong, Donald E. Armstrong and Juanita H. Armstrong. Further being part of the same property conveyed to Donald E. Armstrong and Juanita H. Armstrong by Quitclaim Deed from Annie Newland Armstrong dated 03/30/1988 and recorded on 04/01/1988 at Book 7505, Page 657, RODCT. Further being the same property conveyed to Juanita H. Armstrong by Quitclaim Deed from Donald E. Armstrong and wife, Hester Armstrong, dated 12/18/2009 and recorded on 12/30/2009 in Instrument No. 20091230-0118570, RODCT. Juanita H. Armstrong having since died testate on or about 09/08/2011, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 11P-1843), real property was devised to Donald E. Armstrong. Also see Affidavit of Inheritance of record in Instrument No. 20120706-0059529, RODCT. Further being the same property conveyed to Otho Lee Armstrong and Melanie K. Smith, as joint tenants with right of survivorship, by Quitclaim Deed from Donald E. Armstrong, a single person, dated 04/13/2013 and recorded on 04/18/2013 in Instrument No. 20130418-0038686, RODCT. Otho Lee Armstrong having since died on or about 04/06/2025, leaving Melanie K. Smith as the surviving tenant.

This is property generally located:
7951 Whites Creek Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Boundary Line Agreement of record in Instrument No. 20011213-0137721, Register's Office for Davidson County, Tennessee.
3. Subject to the right of way of Whites Creek Pike.
4. Easement for the flow of the waters of Racoon Branch and the rights of the public therein.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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, **Melanie K. Smith** has caused this instrument to be executed, this the 23 day of July, 2026.

Melanie K. Smith

Melanie K. Smith

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melanie K. Smith,** 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.

This the 23 day of July, 2026.

My Commission expires: 2/13/30

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 7/23/26 (date of document).

L. Broner McCoy
Date: 7/24/26

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 24th day of July, 2026.

NOTARY PUBLIC
My Commission expires: 2.10.29

KAYTLYN N. SAUNDERS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 02-10-2029