Karen Johnson Davidson County
Batch# 1453253 DEEDWARR
08/03/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20260803-0071192

Name and Address of New Owner:
MTM Homes, LLC
5821 Deer Estates Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4774

Map & Parcel No: 142-11-0-164

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Mary Smock, an unmarried woman, and Becky West, a married woman,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **MTM Homes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 86-B, Zone Lot Division of Lot No. 86 on the Plan of Section Two, Valley West, of record in Book 3600, Page 86, as amended in Book 5800, Page 229, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori Lynn Rushing, unmarried, by Warranty deed from Deborah Faye Buchanan, unmarried, and Marty Lee Ellis, unmarried, of record in Book 11749, Page 711, Register's Office for Davidson County, Tennessee, dated November 16, 1999 and recorded on November 19, 1999. The said Lori Lynn Rushing died on or about February 1, 2026, her estate being probated in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The subject property vesting in Becky West and Mary Smock.

Being also known as **506-A Colice Jeanne Road Nashville, Tennessee 37221.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantors have caused this Warranty Deed to be executed on the 30th day of July, 2026.

Mary Smock (SEAL)
Mary Smock

Becky West (SEAL)
Becky West

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Smock and Becky West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand and seal this 30th day of July, 2026.

Notary Public
My commission expires: 5/21/2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of July, 2026.

Notary Public
My commission expires: 5/12/30

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7/30/26

Affiant Signature 7/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

