Karen Johnson Davidson County
Batch# 1467935 DEEDWARR
09/03/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260903-0081950

WARRANTY DEED

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: February 19, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
701 West Main Street, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha Mae Fickes	New Owner	141-12-0B-006.00
(NAME)	(NAME)	
1105 Blythe CT E		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine M. Neves, an unmarried woman,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Martha Mae Fickes, unmarried and Dallas Smith, unmarried, as joint tenants with rights of survivorship,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Phase 1, on the plan of Southhampton of record in Book 5200, Page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin G. Shelley and wife, Catherine Neves-Shelley by Warranty Deed from Christina L. Beattie and Douglas L. Beattie, dated 11/29/2004, of record in Instrument No. 20041203-0144082, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Catherine Neves-Shelley by Quitclaim Deed from Benjamin G. Shelley, dated 12/08/2014, of record in Instrument No. 20141209-0112718, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Catherine M. Neves, an unmarried woman by Quitclaim Deed from Catherine Neves-Shelley, dated 02/26/2024, of record in Instrument No. 20240304-0014664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1105 Blythe CT E, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 31st day of August, 2026.

Catherine M. Neves by M Boyd, Her Attorney-in-Fact

Catherine M. Neves by Mike Boyd,
Her Attorney-in-Fact

State of Tennessee
County of Davidson

On this 31st day of August, 2026, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mike Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Catherine M. Neves, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20260717-0064809, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 31st day of August, 2026.

Cindy M. Blevins

Notary Public:
My Commission Expires: 5/12/2030

CINDY M. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company
701 West Main Street
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 31, 2026.

Affiant
Date: August 31, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 31 day of August, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KATHERINE ANN HEDRICK