Karen Johnson Davidson County
Batch# 1468773 DEEDWARR
09/04/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20260904-0082424

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $845,000.00.

Affiant

Subscribed and sworn before me this the 28th day of August, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carole and Kristofer Hoffman 609 Manor View Cir Brentwood, TN 37027	New Owner	160-11-0 041.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF JULIA W. SMITH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAROLE HOFFMAN AND KRISTOFER HOFFMAN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Hearthstone, Phase 8, of record in Book 6250, Page 929, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Bring the same property conveyed to Harold S. Smith and wife, Julia W. Smith by Warranty Deed from Radnor Homes, Inc., dated 11/30/1988 and recorded 12/1/1988 in Book 7717, Page 288, Register's Office for Davidson County, Tennessee.

The said Harold S. Smith is reported to have died on July 23, 2022, leaving the property vested solely in Julia W. Smith.

The said Julia W. Smith died testate on December 10, 2025. Pursuant to Order to Probate filed 1/13/2026 in Docket No. 26P47 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Rachel Smith Childress was appointed as Executor. According to her Last Will and Testament, the decedent devised her property in equal shares to her two children, Rachel Smith Childress and Philip S. Smith.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 609 Manor View Cir, Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 28th day of August, 2026.

The Estate of Julia W. Smith

BY: _____
Rachel Smith Childress, Executor

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rachel Smith Childress, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executor of the within named bargainor, an Estate, and that she, as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of The Estate by the said Rachel Smith Childress as such Executor.

Witness my hand and official seal this 28th day of August, 2026

My Commission Expires:

7/17/28

_____
Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202609040082424

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/28/26. (date of document).

Affiant Signature

9/2/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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