Karen Johnson Davidson County
Batch# 1468817 DEEDWARR
09/04/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20260904-0082476

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-10001-CL

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2026.

Notary Public
My Commission Expires: 4.3.29

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Kill 5157 Regent Drive Nashville, TN 37220	New Owner	146 15 0 015.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan Smith, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Jerry Kill, an unmarried man** (individually and/or collectively, "Grantee"), 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. 253 on the Plan of HAILEYWOOD ESTATES, SECTION 8-D, as of record in Plat Book 3500, Page 7, Register's Office of Davidson County, Tennessee. Said lot fronts 111.5 feet on the Westerly side of Regent Drive and runs back between parallel lines 193.5 feet to the L & N Railroad property line.

Being the same property conveyed to Jonathan Smith, by Warranty Deed from Elizabeth Kiecksee, as Executrix of the Estate of James H. Martin, deceased, of record in Instrument No. 20251203-0095832, in the Register's Office of Davidson County, Tennessee, dated December 01, 2025 and recorded on December 03, 2025.

Being the same property conveyed to Margaret D. Martin, a 99.5% interest, and James H. Martin, a 0.5% interest, by Quitclaim Deed from Margaret D. Martin, her husband having predeceased her, of record in Instrument No. 20020107-0001854, in the Register's Office of Davidson County, Tennessee, dated December 26, 2001 and recorded on January 07, 2002. The said Margaret D. Martin deceased on January 03, 2009. Then said James H. Martin deceased on September 25, 2024. Probate documents to follow.

Being the same property conveyed to Howard F. Martin and wife, Margaret D. Martin, by Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3899, Page 202, in the Register's Office of Davidson County, Tennessee, dated June 04, 1965 and recorded on June 07, 1965.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **5157 Regent Drive, Nashville, TN 37220**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 31st day of August, 2026.

GRANTOR:

Jonathan Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires:



I, Kirsten Virden, 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 8.31.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 8.31.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September, 20 26.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

