398

Karen Johnson Davidson County
Batch # 1474113 DEEDWARR
09/16/2026 12:24:39 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20260916-0086220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $505,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of September, 2026.

Lydia H Weaver
NOTARY PUBLIC

My commission expires: 5/12/30

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LYDIA H WEAVER

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tori Beth Smith and Gregory Pearson Smith (NAME)	Old National Bank (NAME)	086 04 0B 080.00
5004 Tulip Grove (ADDRESS)	One Main Street (ADDRESS)	
Hermitage, TN 37076	Evansville, IN 47708	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Derrek Clay, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tori Beth Smith and Gregory Pearson Smith, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No, 35, on the Plan of Sunset Oaks, Section Three, of record in Plat Book 9700, page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Derrek Clay, an unmarried man, by deed from Barbara B. Bell and Douglas M. Bell, as tenants by the entireties, of record in Instrument No. 20200608-0058574, dated June 5th, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 5004 Tulip Grove, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of September, 2026.

Derrek Clay

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derrek Clay, the herein bargainor, 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.

Witness my hand and official seal, this the 14th day of September, 2026.

Notary Public
My Commission Expires:

