Karen Johnson Davidson County
Batch# 1474653 DEEDWARR
09/17/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260917-0086726

Warranty Deed

ANN CASEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07-02-2029 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Margaret Fleming Smith	New Owner	119-02-0-205.00
80 Jonell Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NOELLE HALL, FORMALLY KNOWN AS NOELLE LINAMEN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET FLEMING SMITH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147 on the plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Noelle Linamen, single by Warranty Deed from DKAD Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230706-0051602 Register's Office for Davidson County, Tennessee, dated July 03, 2023 and recorded on July 06, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 80 Jonell Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2026.

Noelle Hall

Noelle Hall f/k/a Noelle Linamen

STATE OF Florida
COUNTY OF Duval

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Noelle Hall, f/k/a Noelle Linamen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2026.

ANDRE SIERRA
Notary Public - State of Florida
Commission # HH 665528
Expires on April 16, 2029

Noelle Hall
DRIVER LICENSE

Andre Sierra HH 665528
Notary Public

My Commission Expires: 04/16/2029

Notarized remotely online using communication technology via Proof.

Patrick Scott Hall, spouse of Noelle Hall f/k/a Noelle Linamen, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Patrick Scott Hall

Patrick Scott Hall

STATE OF Texas
COUNTY OF Collin

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Scott Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2026.

Sue L Nix
ID NUMBER
132369934
COMMISSION EXPIRES
February 21, 2028

Sue L Nix
Notary Public

My Commission Expires: 02/21/2028

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Scott Hubbard 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

9/17/2024.

Date

Affiant Signature

September 17, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of September, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-558**