Karen Johnson
Batch # 1476575
09/23/2026 10:06:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20260923-0088148

This Instrument Prepared By:
Baxter Estate Law, LLC
2020 Fieldstone PKWY, STE 900-119
Franklin, TN 37069
laura@baxterestatelaw.com
After recording, return to preparer

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Deron Smith and Rebecca Lynn Smith Trustees, of the Deron and Rebecca Smith Living Trust UTD July 21, 2026, and any amendments thereto 1736 Old Hickory Boulevard, Brentwood, TN 37027	New Owner	158 11 0 028.00

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Deron Smith
Affiant, DERON SMITH

Sworn to and subscribed before me this 21st day of July, 2026.

Laura Barfield Baxter
Notary Public
My Commission Expires: 5/29/30

LAURA BARFIELD BAXTER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. MAY 29, 2030
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DERON A. SMITH and REBECCA L. SMITH, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does hereby transfer and convey Grantor's 50% undivided interest (which is held as tenants in common as to the other 50% with right of survivorship with MARY F. JOHNSON, which survivorship provision shall continue) of the tract or parcel of land identified below unto **DERON SMITH AND REBECCA LYNN SMITH, TRUSTEES of the DERON AND REBECCA SMITH LIVING TRUST UTD July 21, 2026, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 541 on the Plan of Hillsboro Park, Section 13, of record in Plat Book 4175, Page 20, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to DERON A. SMITH and REBECCA L. SMITH, husband and wife (as to a 50% undivided interest) and Kenneth Lester Johnson and Mary Frances Johnson, husband and wife (as to a 50% undivided interest), as tenants in common with right of survivorship, by Warranty Deed dated July 31, 2020, from WILLIAM G. ANDRADE and DENISE ANDRADE, husband and wife recorded on August 3, 2020 in batch 448965, stamped 20200803-0085301, in the Davidson County Register of Deeds Office.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved property located at 1736 Old Hickory Boulevard, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 21st day of July, 2026.

GRANTOR:

Deron A. Smith

DERON A. SMITH

Rebecca L Smith

REBECCA L. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared DERON A. SMITH and REBECCA L. SMITH, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 21st day of July, 2026.

LAURA BARFIELD BAXTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 29, 2030
COUNTY OF WILLIAMSON

Laura Barfield Baxter

Notary Public

My Commission Expires:

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.