Karen Johnson Davidson County
Batch# 1478415 DEEDWARR
09/28/2026 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260928-0089732

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10225-SC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2026.

Notary Public
My Commission Expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindley Smith, Trustee of The Lindley and Susan Smith Living Trust dated August 28, 2025 4348 County Road 745 Jonesboro, AR 72405	New Owner	160 15 0D 063.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Loretta Wilbur, Trustee of Loretta Wilbur Revocable Trust dated May 3, 2021** (individually and/or collectively, "Grantor"), transfer and convey unto **Lindley Smith, Trustee of The Lindley and Susan Smith Living Trust dated August 28, 2025** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 63 of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, a Horizontal Property Regime, located on Seven Springs Way, Brentwood, TN, as shown on the plat of Phase II, ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, established and described in a Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692 and as amended in Instrument No. 20090624-0058791 and Corrected in Instrument No. 20080730-0077840, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDO, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692 and as amended in Instrument No. 20090624-0058791 and Corrected in Instrument No. 20080730-0077840, and By-Laws appended thereto as Exhibit "C", Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Loretta Wilbur as Trustee, and successors in trust, of the Loretta Wilbur Revocable Trust dated May 3, 2021 (as from time to time amended) with full power to sell, assign, transfer, convey, mortgage and encumber without the consent or joinder of any beneficiary or co-trustee, by Quitclaim Deed from Loretta Wilbur, unmarried, of record in Instrument No. 20230629-0049585, in the Register's Office of Davidson County, Tennessee, dated June 28, 2023 and recorded on June 29, 2023.

Being the same property conveyed to Loretta Wilbur, by Quitclaim Deed from Loretta Wilbur, Trustee of the Blair K. and Loretta Wilbur Revocable Trust dated November 17, 2004, of record in Instrument No. 20230629-0049584, in the Register's Office of Davidson County, Tennessee, dated June 28, 2023 and recorded on June 29, 2023.

Being the same property conveyed to Blair K. Wilbur and Loretta Wilbur, Trustees of the Blair K. Wilbur and Loretta Wilbur Revocable Trust dated November 17, 2004, by Special Warranty Deed from St Martin Square, Inc., a Tennessee Corporation, of record in Instrument No. 20071003-0117965, in the Register's Office of Davidson County, Tennessee, dated September 28, 2007 and recorded on October 03, 2007.

This is ☒ improved or ☐ unimproved property located at: **307 Seven Springs Way, Apt 301, Brentwood, TN 37027**

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 their 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 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 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 24 day of September, 2026.

GRANTOR:

Loretta Wilbur Revocable Trust dated May 3, 2021

By: Loretta Wilbur
Loretta Wilbur, Trustee

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loretta Wilbur, Trustee 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 is the Trustee of Loretta Wilbur, Trustee of Loretta Wilbur Revocable Trust dated May 3, 2021, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2026.



TIFFANY L CRADDOLPH
Notary Public, State of Ohio
My Commission Expires
09/11/2027

Notary Public
My Commission expires: September 11, 2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 09/24/2026 (date of document).

Emma Howard
Affiant Signature

09/24/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL