This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address New Owner:
Evelyn H. Smith
604 Gailwood Lane
Nashville TN 37214

Karen Johnson Davidson County
Batch# 974873 DEEDWARR
02/28/2023 10:17:59 AM 3 pgs
Fees: $18.00 Taxes: $22.20
20230228-0013966

Send Tax Bill to:
Owner

Tax ID:
P/O 096 11 0 042.00
to be added to:
096 11 0 041.00

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Thousand and 00/100 ($6,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James B. Hall**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Evelyn H. Smith, a widow**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 14th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being part of Lot No. 586 as shown on the Final Plat of Cloverhill, Section No. 8 as of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) on the westerly margin of Gailwood Lane, a 50-foot right-of-way, at the easterly common property corner between Robert W. Smith and wife, Evelyn H. Smith property as of record in Book 2695, Page 377, and James B. Hall as of record in Book 7791, Page 742, said Register's Office; thence,

1. Leaving the westerly margin of Gailwood Lane and with the common property line between said Smith and Hall, South 89 degrees 29 minutes 50 seconds West, 274.60 feet to an iron rod (new) at the common westerly property corner between said Smith and Hall; said iron rod also lying in the easterly property line of Lot No. 542 as shown on the aforementioned Final Plat of Cloverhill, Section No. 8; thence,
2. With the easterly property line of said Lot No. 542, in part, and the easterly property line of Lot No. 2 as shown on the Final Plat of Resubdivision of Lot 541, Cloverhill, Section No. 8 as of record in Plat Book 6250, Page 598, in part, North 13 degrees 02 minutes 10 seconds East, 38.82 feet to an iron rod (new); thence,
3. Leaving the easterly property line of said Lot No. 2, and with a new severance line through the James B. Hall property, South 85 degrees 07 minutes 39 seconds East, 267.32 feet to an iron rod (new) on the westerly margin of said Gailwood Lane; thence,
4. In a southwestwardly direction with a curve to the left having a radius of 525.00-feet, a central angle of 01 degrees 23 minutes 14 seconds, for an arc length of 12.71feet to the Point of Beginning; said curve has a chord bearing and distance of South 02 degrees 23 minutes 03 seconds West, 12.71feet.

The above-described tract contains 6,878 square feet or 0.16 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to James B. Hall as of record in Book 7791, Page 742, Register's Office for Davidson County, Tennessee. Reference is further made to survey of record as PLAT-PLAN 20210811-0108460, said Register's Office.

This is property is to be added to property known as 604 Gailwood Lane, Nashville TN 37214. Possession is to be given with deed.

THIS CONVEYANCE is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and

Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out.

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the ___ day of March, 2022.

James B Hall

James B. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **James B. Hall**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of March 2022.

KELLY B SCHEIB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC
My commission expires: 03/25/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 6,000.00 .

AFFIANT

Subscribed and sworn to before me this _____ day of March 2022.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 6000.00
, **Affiant**
Subscribed and sworn before me this the
28 **Day of** February , 2023 .
Brandi Weiss , **Deputy Register**