WARRANTY DEED

Karen Johnson Davidson County
Batch# 983323 DEEDWARR
03/22/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20230322-0020680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hannah Younker	New Owner	Map: 10803021700
(NAME) 1304 Cabana Ct.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS ($264,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GILBERT L. SMITH, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANNAH YOUNKER, A SINGLE WOMAN, AS SOLE OWNER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 90B on the Plan of Patio Villa, Section Four, Zone Lot Division, Lots 87 through 92, of record in Book 5200, page 632, said Register's Office, as amended in Book 6900, page 538, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gilbert L. Smith, by deed from Metropolitan Federal Savings and Loan Association, of record in Book 8249, Page 532, dated November 30, 1990, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 538, amending Plat Book 5200, Page 632, said Register's Office; (3) Deed of Conveyance for Water Mains of record in Book 6021, Page 919 and Book 6165, Page 742, in the Register's Office for Davidson County, Tennessee; (4) Sewer Easement of record in Book 6021, Page 843, in the Register's Office for Davidson County, Tennessee; (5) Sign Leases of record in Book 5164, Page 34, Book 5157, Page 655, Book 5680, Page 76, Book 5680, Page 78 and Book 5680, Page 80, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 1304 Cabana Ct., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of March, 2023.

Gilbert L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of March, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, BARBARA Parrish *(custodian's name)*, 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 March 21, 2023 *(date of document)*.

Barbara Parrish
Custodian's Signature

3/21/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21st **day of** March, **20**23

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY