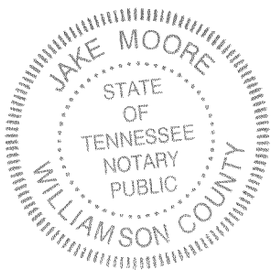
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

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

File No.: 23-0384

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marla Sanderson	New Owner	Map: 10803004700
(NAME) 3070 Casa Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($261,250.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GILBERT SMITH, A MARRIED MAN,

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

MARLA SANDERSON, A SINGLE WOMAN,

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 95-A, Zone Lot Division, Lots No. 94, 95, 96 and 97, as shown on the map entitled Patio Villa, Section 5, of record in Book 5200, page 633 as amended in Book 6250, page 490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gilbert Smith, a married man, by deed from SunTrust Bank, of record in Instrument No. 20100512-0036576, dated May 6, 2010, Register's Office for said County.

Karen Johnson Davidson County
Batch# 1043006 DEEDWARR
08/25/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $966.63
20230825-0066782

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.

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 Book 6250, Page 490, amending Book 5200, Page 633, said Register's Office; (3) Easement for Water Main of record in Book 6021, Page 919, Book 6165, Page 742, and Book 6422, Page 55, in the Register's Office for Davidson County, Tennessee; (4) Easement for Sanitary Sewer Lines of record in Book 6021, Page 914, Book 6165, Page 747, Book 6021, Page 843 and Book 6422, Page 60, in the Register's Office for Davidson County, Tennessee; (5) Avigation Easement of record in Book 9457, Page 958 (lot 95-A), in the Register's Office for Davidson County, Tennessee; (6) Notice of Completion recorded in Instrument No. 20230720-0055908, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 3070 Casa Dr., 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 our hands this 25th day of August, 2023.

Gilbert 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 Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of August, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA C. NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 25, 2023.

Affiant Signature

Date: 8/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 25, 2023.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM