Karen Johnson Davidson County
Batch# 1162857 DEEDWARR
07/26/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20240726-0056703

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0375

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kenneth Gossien | First Horizon Bank | Map: 10803006500 |
| (NAME)<br>3047 Casa Drive | (NAME)<br>12719 Cantrell Road, Ste 200 | |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS)<br>Little Rock, AR 72223 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS ($192,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**GILBERT LEE SMITH, MARRIED**,

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

**KENNETH GOSSIEN, UNMARRIED**,

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. 47A, Section V, Patio Villa, of record in Book 5800, Page 335, and as amended in Book 5200, Page 686, 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 Lee Smith, by deed from Gail Smith Bradford and Gilbert Lee Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust under Agreement dtd September 1, 2014, as amended and restated October 29, 2015, and as further amended by First

Amendment dated April 8, 2016 and Second Amendment dated July 29, 2020, of record in Instrument No. 20231221-0098489, dated December 15, 2023, Register's Office for said County. December 21, 2023.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 686, amending Plat Book 5800, Page 335, said Register's Office.

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. 260-2-307 or other similar statute.

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 3047 Casa Drive, 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 26th day of July, 2024.

Gilbert Lee 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 Lee 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, 26th day of July, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Certification of Recorded Documents**

I, Tameika Jones, 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 July 26, 2024.

Tameika Jones

(AFFIANT) – Tameika Jones

07/26/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 26th day of July, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY