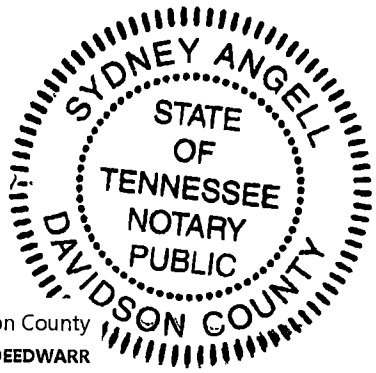
WARRANTY DEED



Karen Johnson
Batch # 1243091
03/05/2025 11 06 19 AM
Fees $13 00 Taxes $832 50



20250305-0016558

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

File No · 25-0061

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Misty Delois Phillips	Pinnacle Bank	Map 10803010200
(NAME) 1124 Cabana Dr.	(NAME) 150 3rd Avenue South, Ste 1000	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($225,000 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 SMITH, MARRIED,

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

MISTY DELOIS PHILLIPS, AN UNMARRIED 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 number 68-B, Zone Lot Division of Lots 60, 61, 68 & 69, Patio Villa, Section Five, of record in Book 6250, Page 491, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made

Being the same property conveyed to Gilbert Smith, unmarried, by deed from Affordable Housing Resources, Inc , of record in Instrument No 20130312-0024345, dated March 8, 2013, Register's Office for said County

This conveyance is made subject to (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 6250, Page 491, amending Book 5200, Page 633, said Register's Office; (3) Rules and Regulations of record in Book 7266, Page 827, said Register's Office; (4) Sanitary Sewer Easement of record in Book 6021, Page 914, Book 6165, Page 747, and Book 6021, Page 843, Register's Office for said County, (5) Water Main Easement of record in Book 6021, Page 919, and Book 6165, Page 742, Register's Office for said County, (6) Articles of Incorporation of Homeowner's Association of record in Book 6031, Page 493, 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 1124 Cabana 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 4th day of March, 2025

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 executed the within instrument for the purposes therein contained

Witness my hand and official seal this, 4th day of March, 2025

My Commission Expires 2.23.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON