THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250249982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,768,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1248067
03/19/2025 12 09 17 PM
Fees $13 00 Taxes $6,541 60

Davidson County
DEEDWARR
2 pgs

20250319-0019742

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary L. Collier 6 Warwick Lane Nashville TN 37205	New Owner	Tax Parcel ID No. 104 14 0G 102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin T. Smith, unmarried, a 42.42% undivided tenant-in-common interest in the Property and Jennie P. Smith, married, a 57.58% undivided tenant-in-common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary L. Collier**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of REVISED FINAL PLAT OF WHITWORTH, PHASE 01B, of record in Plat Book 7900, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin T. Smith and wife Eleanor Anne Smith, by Warranty Deed from Susan Keller Kistler, of record in Instrument No. 20150910-0092123, in the Register's Office of Davidson County, Tennessee, dated September 09, 2015, and recorded on September 10, 2015. Also see Final Decree of Divorce of Recorded in Docket No. 22D-174, Register's Office of Davidson County, Tennessee, in the Fourth Circuit Court.

Being the same property conveyed to Kevin T. Smith, by Quitclaim Deed from the Marital Dissolution Agreement executed in that certain case styled Kevin Taylor Smith v. Eleanor Anne Jaubert Smith, Civil Action No. 22D-174, Circuit Court for Davidson County, Tennessee, Accordingly, Eleanor Anne Smith, of record in Instrument No. 20220517-0057054, in the Register's Office of Davidson County, Tennessee, dated May 09, 2022, and recorded on May 17, 2022.

Being the same property conveyed to Kevin T. Smith, single, Jennie P. Smith and James Gooch, wife and husband, as equal tenants in common, by Quitclaim Deed from Kevin T. Smith, unmarried, of record in Instrument No. 20220711-0079566, in the Register's Office of Davidson County, Tennessee, dated July 06, 2022, and recorded on July 11, 2022.

Being the same property conveyed to Blaine H. Smith, by Quitclaim Deed from Kevin T. Smith, Jennie P. Smith and James Gooch, of record in Instrument No. 20220819-0094093, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022, and recorded on August 19, 2022.

Being the same property conveyed to Kevin T. Smith a 42.42% undivided tenant-in-common interest in the Property and Jennie P. Smith a 57.58% undivided tenant-in-common interest in the Property, by Quitclaim Deed from Blaine H. Smith, of record in Instrument No. 20230329-0022703, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022, and recorded on March 29, 2023.

Said Property was never the primary marital residence of Grantor, Jennie P. Smith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT OF WHITWORTH, PHASE 01B, as recorded in Plat Book 7900, Page(s) 415 Which Revises the Plat Book 7900, Page 361.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, and Amendment recorded in Book 8282, Page 45; Book 9778, Page 27; Instrument No. 20020812-0097386; Instrument No. 20100615-0046543 (Scrivener's Affidavit recorded in Instrument No. 20160919-0098409); Instrument No. 20170720-0073719.

Rights of the public to the use of that part of the land described herein within the bounds of Warwick Lane.

Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in Warwick Lane, nor any proof that they are publicly maintained.

This is improved property located at 6 Warwick Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2025.

Kevin T. Smith

Jennie P. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of March, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026