Karen Johnson Davidson County
Batch # 1259843 DEEDWARR
04/14/2025 02:22:05 PM 2 pgs
Fees: $13.00 Taxes: $13,675.20
20250414-0028182

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63903
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy Riddell CastellawTrust dated February 22, 2017, and any amendments thereto P.O. Box 448 Dyersburg, TN 38025	NEW OWNER

TAX MAP PARCEL NUMBERS: 11605001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,696,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randell A. Smith, widowed,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Timothy Riddell Castellaw, Trustee of the Timothy Riddell CastellawTrust dated February 22, 2017, and any amendments thereto** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Randell A. Smith and wife, Carolyn J. Smith, by Warranty Deed from James R. Groseclose and William E. Lewis, Jr., both unmarried, dated October 4, 2005 and recorded on October 12, 2005, of record in Inst. No. 20051012-0123177, Register's Office for Davidson County, Tennessee. The said Carolyn J. Smith has since died on December 13, 2015, thereby leaving Randell A. Smith as surviving spouse.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 109, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4423, page 560, said Register's Office.

This is improved property, known as 5904 Sedberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of April, 2025

Randell A. Smith

State of Tennessee

County of Davidson

On this 11th day of April, 2025, before me the undersigned authority, personally appeared Randell A. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,696,000.00.

Affiant

Sworn and subscribed before me this 11th day of April, 2025

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary