Karen Johnson
Batch # 1262408
04/21/2025 12 20 11 PM
Fees $18 00 Taxes $4,717 50
Davidson County
DEEDWARR
3 pgs
20250421-0030103

Prepared by.
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00

Affiant

Subscribed and sworn to before me this 17th day of April, 2025.

Notary Public
My commission expires:

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

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew Woodson Smyth	Morgan Stanley Private Bank, N A	118-13-1J-001-00
1008B Grandview Drive	P.O. Box 11733	
Nashville, TN 37204	Newark, NJ 07101-4733	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul Gills and Lisa Gills, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Woodson Smyth and Amanda Margaret Smyth, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Wildcat Estates of record in Instrument No. 20180618-0058961, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Paul Gills and Lisa Gills, husband and wife, by deed from William Eugene Edwards, III and wife, Kristy L. Edwards

of record in Instrument No 20190605-0053925, Register's Office for Davidson County, Tennessee, and dated June 5, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Wildcat Estates of record in Instrument No 20180618-0058961 Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Strom Drainage, Water Mains, Pumps, and Appurtenances Easement of record in Instrument No. 20210408-0047031 Register's Office for Davidson County, Tennessee.

4 Subject to the Master Deed, recorded as Instrument #20180619-0058961 in the official records of the Davidson County Register of Deeds.

5. Charter of Wildcat Estates Homeowners Association of record in Instrument No 20190628-0062875 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1008B Grandview Drive, Nashville, TN 37204

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of April, 2025.

Paul Gills

Paul Gills

Lisa Gills by Paul Gills, her Attorney-In-Fact.

Lisa Gills by Paul Gills, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of April, 2025, before me personally appeared Paul Gills, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 17th day of April, 2025.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of April, 2025, before me personally appeared Paul Gills to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa Gills acknowledged that such person executed the same as the free act and deed of Lisa Gills

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY