Karen Johnson
Batch # 1264969
04/25/2025 10 16 02 AM
Fees $13 00 Taxes $821 40

Davidson County
DEEDWARR
2 pgs

20250425-0031882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000 00

Patsy M Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2025

Jill Branyan
Notary Public

MY COMMISSION EXPIRES 03-16-26
(AFFIX SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 25-0124

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Patsy Marie Mitchell	OLD NATIONAL BANK	Map 108080A00700CO
(NAME) 3167 Trails End Ln	(NAME) ONE MAIN STREET	
(ADDRESS) Nashville, TN 37214	(ADDRESS) EVANSVILLE, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-TWO THOUSAND AND NO/100 DOLLARS ($222,000 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

PATSY MARIE MITCHELL, A SINGLE 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·

Being Unit Number 7, Lot 4, Section I, Phase I, Quail Valley, a horizontal property regime established by Master Deed of record in Book 5851, Page 779, and amended in Book 5884, Page 534 and Book 6081, Page 130, (erroneously shown as Book 6081, Page 394 in prior deed) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Gilbert Lee Smith, married, by deed from US Bank National Association as Trustee for Credit Suisse First Boston HEAT 2005-6, of record in Instrument No 20080219-0015654, dated January 23, 2008, Register's Office for said County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. W-V-25-3167

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 5851, Page 779, Plat Book 5208, Page 394, said Register's Office, (3) Charter for Homeowner's Association of record in Book 6371, Page 105, and Book 7872, Page 35, said Register's Office; (4) Quitclaim Deed of common area to HOA of record in Book 5854, Page 939, 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 Record Book 5753, Page 562, Record Book 6003, Page 212, Record Book 5955, Page 703, Record Book 5851, Page 779, Record Book 5884, Page 534, Record Book 6081, Page 130, Record Book 9082, Page 873, Record Book 5851, Page 793, and Record Book 5884, Page 566, Register's Office for said County

unimproved ☐
This is improved ☒ property, known as 3167 Trails End Ln , 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 23rd day of April, 2025.

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 23rd day of April, 2025.

My Commission Expires 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY