Karen Johnson Davidson County
Batch # 1272501 DEEDWARR
05/13/2025 02 58 21 PM 2 pgs
Fees $13 00 Taxes $3,335 37
20250513-0037708

Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christy G. Los and Robyn E. Smith, a married couple,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tye Lance Trussell,** 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. 1 on the Plan of Subdivision - Part of Lot # 8 - W.L. Horn Addition, as shown on plat of record in Book 4060, Page 105, Register's Office for Davidson County, Tennessee; which plat voids, vacates and supersedes the recording of part of Lot #8 of W.L. Horns Spout Sprigs Add. of record in Book 57, Page 106, described as follows:

Beginning at a point in the Southerly margin of Eastland Avenue said point being the Northwesterly corner of land conveyed to James D. McConnell and wife, Patricia A. McConnell, of record in Book 4257, Page 6, R.O.D.C.; thence in a Southerly direction and with the Westerly line of the McConnell lands 305.0 feet to a point; thence in a Westerly direction 58.0 feet to a point being the Southeasterly rear corner of land conveyed to A.E. Carver and wife of record in Book 2695, Page 214, R.O.D.C.; thence with Carver's easterly line and in a Northerly direction 305.0 feet to a point in the Southerly margin of Eastland Avenue said point being Carver's Northeasterly front corner; thence with the Southerly margin of Eastland Avenue and in an Easterly direction 58.0 feet to the point of beginning.

Being the same property conveyed to Christy Los, unmarried by Warranty Deed from Terry Jay Sanchez, married of record in Book 9504, page 144, Register's Office for Davidson County, Tennessee, dated October 26, 1994 and recorded on October 28, 1994.

Being the same property conveyed to Christy G. Los and Robyn E. Smith, as tenants in common by Quitclaim Deed from Christy G. Los of record in Book 9817, page 454, Register's Office for Davidson County, Tennessee, dated October 03, 1995 and recorded on October 04, 1995.

Being the same property conveyed to Christy G. Los and Robyn E. Smith, a married couple by Quitclaim Deed from Christy G. Los and Robyn E. Smith, as tenants in common of record in Instrument No. 20240603-0041305 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 03, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1808 Eastland Avenue, Nashville, TN 37206.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Tye Lance Trussell	Old National Bank	083-06-0-371.00
1808 Eastland Avenue	101 Northwest Fourth	
Nashville, TN 37206	Evansville, IN 47708	

WITNESS THE EXECUTION HEREOF this 8th day of May, 2025.

Christy G. Los
Christy G. Los

Robyn E. Smith
Robyn E. Smith

State of Tennessee)
County of Davidson)

On this 8th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christy G. Los and Robyn E. Smith, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 901,450.00.**

Affiant

Sworn and subscribed before me on this the 9th day of May, 2025.

Notary Public

My Commission Expires: _____

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028