Karen Johnson Davidson County
Batch# 1356877 DEEDWARR
12/11/2025 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,546.60
20251211-0098779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File No.: 25-0519

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chris M. Castel and Miranda Elizabeth Atkinson	New Owners	Map: 10808032800
(NAME) 3336 Elm Hill Pike	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS ($418,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GAIL SMITH BRADFORD AND GILBERT LEE SMITH, CO-TRUSTEES OF THE IRVING AND DOROTHY SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DTD SEPTEMBER 1, 2014, AS AMENDED AND RESTATED OCTOBER 29, 2015, AND AS FURTHER AMENDED BY FIRST AMENDMENT DATED APRIL 8, 2016, AND SECOND AMENDMENT DATED JULY 29, 2020,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRIS M. CASTEL AKA CHRISTOPHER MICHAEL CASTEL AND MIRANDA ELIZABETH ATKINSON, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gil Smith Estates, of record in Plat Book 11190, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gail Smith Bradford and Gilbert Lee Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust under agreement dtd September 1, 2014, as amended and restated October 29, 2015, and as further amended by First Amendment dated April 8, 2016, and Second Amendment dated July 29, 2020, by Quitclaim Deed from Gail Smith Bradford and Gilbert Lee Smith, Co-Executors of the Estate of Dorothy M. Smith, of record in Instrument No. 20250818-0065532, dated July 24, 2025, said Register's Office. And being the same property conveyed to Gail Smith Bradford and Gilbert Lee Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust under agreement dtd September 1, 2014, as amended and restated October 29, 2015, and as further amended by First Amendment dated April 8, 2016, and Second Amendment dated July 29, 2020, by Quitclaim Deed from Gail Smith Bradford and Gilbert Lee Smith, Co-Executors of the Estate of Irving G. Smith of record in Instrument No. 20250818-0065531, said Register's Office. See also Warranty Deed of record in Instrument No. 20071031-0128296, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 11190, Page 45, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5158, Page 918, Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, and Book 6011, Page 130, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3336 Elm Hill Pike, 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 2nd day of December, 2025.

The Irving and Dorothy Smith Community Property Trust u/a/d 9/1/14

BY: _____
Gilbert Lee Smith, Co-Trustee

STATE OF ALABAMA
COUNTY OF MOBILE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gilbert Lee Smith, Co-Trustee of The Irving and Dorothy Smith Community Property Trust u/a/d 9/1/14, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Co-Trustee of The Irving and Dorothy Smith Community Property Trust u/a/d 9/1/14, and that he as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2025.

My commission expires: 6/21/2026 _____
Notary Public

EMIT L MCCAFFERTY III
Notary Public
Alabama State at Large
My Commission Expires Jun 21, 2026

Witness our hands this 2nd day of December, 2025.

The Irving and Dorothy Smith Community Property Trust u/a/d 9/1/14

BY: _____ Co-Trustee
Gail Smith Bradford, Co-Trustee

STATE OF FLORIDA
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gail Smith Bradford, Co-Trustee of The Irving and Dorothy Smith Community Property Trust u/a/d 9/1/14, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Co-Trustee of The Irving and Dorothy Smith Community Property Trust u/a/d 9/1/14, and that she as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2025.

My commission expires: 07/05/2029

_____
Notary Public

GEORGE EDWARD FOXWORTH
Notary Public - State of Florida
Commission # HH 690881
My Comm. Expires Jul 5, 2029
Bonded through National Notary Assn.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/2/25.

Affiant Signature – Joshua A. Terry

12/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27