Karen Johnson Davidson County
Batch# 1365986 DEEDWARR
01/06/2026 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20260106-0000678

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

DM-C-25-0-BACKLOT

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashlin Wildun Smith and Joshua Caleb Smith	**New Owner**	
(NAME)	(NAME)	**182-00-0-164.00** **182-00-0-131.00**
0 OLD HICKORY BLVD		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA D. GRIFFITH AND WILLIAM F. GRIFFITH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLIN WILDUN SMITH AND JOSHUA CALEB SMITH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract Two as shown on a survey by Barry Greer and Associates, dated October 12, 1987, and more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way of Old Hickory Boulevard, and being South 88 degrees 00 minutes 00 seconds West a distance of 155.17 feet as measured along said right-of-way from the Southwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee, and being the Southeast corner of the property herein described, and proceeding as follows: with said right-of-way of Old Hickory Boulevard, South 88 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to an iron pin; thence leaving said right-of-way and severing the land conveyed to James H. Martin et. ux. by deed of record in Deed Book 6918, Page 904, North 00 degrees 53 minutes 08 seconds West a distance of 852.43 feet to an iron pin; thence North 02 degrees 01 minutes 33 seconds East, a distance of 536.29 feet to an iron pin; thence North 87 degrees 42 minutes 05 seconds West a distance of 157.55 feet to an iron pin set in the Easterly line of the property conveyed to Janice Rose Jones by deed of record in Deed Book 5030, Page 378, R.O.D.C., Tennessee; thence with the line of said Jones, as generally marked by a wire fence, North 04 degrees 30 minutes 10 seconds East, a distance of 28.00 feet to an iron pin; thence continuing with said Jones North 02 degrees 42 minutes 07 seconds East, a distance of 223.79 feet to an iron pin; thence continuing with said Jones North 02 degrees 01 minutes 06 seconds East, a distance of 163.00 feet to an iron pin set in the centerline of an abandoned road, and being in the Southerly line of the property conveyed to Claude Briley by deed of record in Deed Book 874, Page 648, R.O.D.C., Tennessee; thence with said Briley, North 88 degrees 33 minutes 33 seconds East, a distance of 359.25 feet to an iron pin, being the Northwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee; thence leaving said Briley and with the Westerly line of said Patricia C. Smith, South 02 degrees 00 minutes 28 seconds West a distance of 408.94 feet to an iron pin; thence leaving said Smith and severing the property conveyed to James H. Martin et. ux. by deed of record in Book 6918, Page 901, and Deed Book 7394, Page 78, R.O.D.C., Tennessee, North 87 degrees 59 minutes 32 seconds West, a distance of 155.00 feet to an iron pin; thence South 02 degrees 01 minutes 33 seconds West a distance of 563.21 feet to an iron pin; thence South 00 degrees 53 minutes 08 seconds East, a distance of 850.00 feet to the beginning, containing 5.009 acres.

Tract 2

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract 1 as shown on a survey by Barry Greer and Assoc., dated October 12, 1987, and more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way of Old Hickory boulevard, and being South 80 degrees 00 minutes 00 seconds West a distance of 205.17 feet as measured along said right-of-way from the southwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee; with said right-of-way of Old Hickory Boulevard, South 80 degrees 00 minutes 00 seconds West, a distance of 155.18 feet to a steel post, being the southeast corner of the property conveyed to Michael Smith, Jr. et. ux. by deed of record in Deed Book 1914, Page 650, R.O.D.C., Tennessee; thence, leaving said right-of-way of Old Hickory Boulevard, and with the line of said Smith, as generally marked by a wire fence, North 00 degrees 55 minutes 00 seconds West, a distance of 850.00 feet to a 30 inch Walnut, being the Northeast corner of said Smith; thence, leaving said Smith and with the Easterly line of the property conveyed to Janice Hose Jones by deed of record in Deed Book 5030, Page 378, R.O.D.C. Tennessee, as generally marked by the previously said wire fence, North 00 degrees 16 minutes 00 seconds West, a distance of 315.00 feet to an iron pin; thence continuing with said Jones, North 04 degrees 30 minutes 10 seconds East, a distance of 235.63 feet to an iron pin; thence leaving said Jones and severing the property conveyed to James H. Martin et. ux. by deed of record in Deed Book 6918, Page 904, R.O.D.C., Tennessee, South 87 degrees 42 minutes 05 seconds East, a distance of 157.55 feet to an iron pin; thence South 02 degrees 01 minutes 33 seconds West a distance of 536.29 feet to an iron pin; thence South 00 degrees 53 minutes 08 seconds East, a distance of 852.43 feet to the beginning and containing 5.057 acres.

Being the same property conveyed to Patricia D. Griffith and husband, William F. Griffith, by Warranty Deed from William G. Fitzgerald and wife, Sara Jane Fitzgerald, of record in Book 7527, Page 5, Register's Office for Davidson County, Tennessee, dated April 25, 1988 and recorded on April 27, 1988. (As to Tract 1)

Being the same property conveyed to William F. Griffith and wife, Patricia D. Griffith, by Warranty Deed from Philip L. Andrews and wife, Janette Andrews, of record in Book 7591, Page 523, Register's Office for Davidson County, Tennessee, dated July 1, 1988 and recorded on July 6, 1988. (As to Tract 2)

This conveyance is subject to:
- Taxes for the year 2025, are now due and payable. (As to Tract 1 and 2)
- Application for Greenbelt Assessment of record in Instrument Number 20130227-0019572, in the Register's Office for Davidson County, Tennessee. (As to Tract 1)
- Taxes for 2026 and subsequent years, a lien not yet due and payable.
- Application for Greenbelt Assessment of record in Instrument Number 20130227-0019573, in the Register's Office for Davidson County, Tennessee. (As to Tract 2)
- The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001. (As to Tract 1 and 2)
- Subject to the flow of any creeks, streams, or branches across subject property.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Old Hickory Blvd., Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30 DAY OF DECEMBER, 2025.

Patricia D. Griffith

William F. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA D. GRIFFITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. GRIFFITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 Dec. 30. 2025.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESILONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028