Karen Johnson Davidson County
Batch# 1366028 DEEDWARR
01/06/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260106-0000757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

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

Notary Public

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

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

DM-C-25-13640

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	Old National Bank	
(NAME) **13640 Old Hickory Blvd.**	(NAME) 1 main Street	**182-00-0-132.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Evansville, IN 47708	
(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:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract 3 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, being the Southwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, Registers Office of Davidson County, 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 155.17 feet to an iron pin; leaving said right-of-way and severing the property conveyed to James H. Martin etux, by deed of record in Deed Book 6918, Page 901, Registers Office of Davidson, County Tennessee, North 00 degrees 53 minutes 08 seconds West, a distance of 850.00 feet to an iron pin; thence North 02 degrees 01 minutes 33 seconds East, a distance of 563.21 feet to an iron pin; thence South 87 degrees 59 minutes 32 seconds East, a distance of 155.00 feet to an iron pin set in the Westerly line of the previously mentioned Smith; thence with said Smith, South 02 degrees 00 minutes 28 seconds West, a distance of 560.00 feet to an iron pin; thence continuing with said Smith, South 00 degrees 53 minutes 08 seconds East, a distance of 842.35 feet to the beginning, containing 5.013 acres, more or less.

Being the same property conveyed to Patricia D. Griffith and husband, William F. Griffith by Warranty Deed from Ernest H. Jones and wife, Virginia T. Jones of record in Book 7527, Page 8, Register's Office for Davidson County, Tennessee, dated April 25, 1988 and recorded on April 27, 1988.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Taxes for 2026 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 7469, Page 257, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Greenbelt Application of record in Instrument No. 20130227-0019571, in the Register's Office for Davidson County, Tennessee. 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.
- Variance from the Metropolitan Board of Health of record in Book 7590, Page 471, in the Register's Office for Davidson County, Tennessee.
- 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 **improved** property known as: **13640 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 NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 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 NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven 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 12-30-2025.

Affiant Signature

5th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

