Karen Johnson
Batch # 1370897
01/16/2026 12:51:48 PM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20260116-0004102

STATE OF TENNESSEE)
COUNTY OF COFFEE)

The actual consideration or value, whichever is greater, is Three Hundred Thousand and No/100 ($300,000.00).

AFFIANT

Subscribed to and sworn before me this 15th day of January, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2029
(NOTARY SEAL)
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard Wilkinson PO Box 50431 Nashville, TN 37205	(SAME)	080 08 0 235.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA A. SMITH, unmarried,** HEREINAFTER CALLED THE **GRANTOR,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD WILKINSON,** HEREINAFTER CALLED THE **GRANTEE,** HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot no. 89 on the Plan of Bordeaux Hills, Section IV, as of record in book 3600, pg 49, said lot fronts 55 feet on the northeasterly side of Mayer Lane and runs back 120 feet on the southeasterly line and 141.68 feet on the northwesterly line to a dead line in the rear on which it measures 59.05 feet.

Being the same property conveyed to Linda A. Smith by Administrator Quitclaim Deed of record in Instrument No.: 20240327-0021119, Register's Office for Davidson County, Tennessee.

LTSR Number:

GTE File: 2022116646

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: 3208 Mayer Lane, Nashville, TN 37218

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. Whenever 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, this 15TH day of January, 2026

Linda A. Smith
LINDA A. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15TH day of January, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LINDA A. SMITH** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15TH day of January, 2026.

Notary Public

Commission Expires: 06-21-2027

PATRICIA J. THAYER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

LTSR Number:

GTE File: 2022116646