WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Melissa Sackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY, TN Exp. 5/28/06

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Thomas Graeve	First Horizon Home Loan Corp.	083-06-0 080.00
(NAME)	(NAME)	
811 Setliff Avenue	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Irving, Texas 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Kristine McCarthy Houser (f/k/a Kristine H. McCarthy), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent Thomas Graeve and wife, Jessica Victoria Graeve, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 23 on the Plan of Roy F. Williams Subdivision on the Hunter Trace of record in Book 547, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristine H. McCarthy, an unmarried person from John O'Connell and wife, Karen O'Connell, by deed of record as Instrument No. 20020605-0067962, said Register's Office.

Eliot Houser, spouse of Kristine McCarthy Houser (f/k/a Kristine H. McCarthy), joins in the execution of this instrument to convey any marital interest in the subject property by virtue of his marriage to Kristine McCarthy Houser.

unimproved ☐

This is improved ☒ property, known as 811 Setliff Avenue, Nashville, TN 37206
(House Number) (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 my hand this 15th day of July, 2005.

Kristine McCarthy Houser

Eliot Houser

Davidson County DEEDWARR
Recvd: 07/18/05 10:24 2 pgs
Fees:13.00 Taxes:810.30

20050718-0082955

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 15th day of July 2025.

Notary Public

My Commission Expires: 3/26/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eliot Houser, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of July, 2025.

Notary Public

My Commission Expires: 3/26/26