WARRANTY DEED

Karen Johnson Davidson County
Batch# 389816 **DEEDWARR**
04/22/2020 02:41:10 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20200422-0042424

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Prielozny and Jonathan Mason	Joseph Prielozny	081-7-0-502.00
(NAME)	(NAME)	
312 Culpepper Court	312 Culpepper Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37211	Brentwood, TN 37211	
(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, **Grissom Group, LLC,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Prielozny, a married man, and Jonathan R. Mason, a married man, as tenants in common,** 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:

Land in Davidson County, Tennessee, being the Northerly 20' of Lot 28 and the southerly 18' of Lot 29 on the plan of the subdivision of Lot 2 of the Thomas Woodard Property, as of record in Book 2, page 104, Chancery Court, Nashville, Davidson County, Tennessee.

Said Northerly part of Lot 28 and the Southerly part of Lot 29 front jointly 38 feet on the Westerly margin of 9th Avenue North, formerly Buena Vista Street, and runs back between lines, measuring 175 feet, more or less, on the Southerly line and 175 feet, more or less, on the Northerly line, to a dead line (alley) in the rear, on which it measures 37 feet, more or less.

Being the same property conveyed to Paul Curran and Ronald Kelly by Warranty Deed from Capital Journey, LLC, dated August 20, 2008, as of record in Instrument No. 20080822-0086342, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Grissom Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Paul Curran and Ronald Kelley, dated June 30, 2010, of record in Instrument No. 20100715-0055545, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1905 9th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the plan

of record in Book 2, page 104, in the Chancery Court, of record in the Register's Office for Davidson County, Tennessee.

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/our hands this 17th day of April, 2020.

Grissom Group, LLC

By: J & J Interiors, Inc., its Managing Member

By:_____
James Crump, III, President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Crump, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of J & J Interiors, Inc., the Managing Member of Grissom Group, LLC and that he as such President, executed the foregoing instrument for purpcses therein contained, by signing the name of the entity by himself as President of J & J Interiors, Inc., the Managing Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 17th day of April, 2020.

Notary Public
My Commission Expires: _____

File No.: 31218

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021