WARRANTY DEED

Karen Johnson Davidson County
Batch# 437461 DEEDWARR
07/14/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200714-0077000

File No.: AGL-20-2207-A&B

STATE OF ~~TENNESSEE~~ AEN Maryland
COUNTY OF ~~Davidson~~ AEN Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Donald Day
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2020.

Abdullah Nabulsi
Notary Public

MY COMMISSION EXPIRES: 5/8/2023

(AFFIX SEAL)

ABDULLAH NABULSI
Notary Public - State of Maryland
Baltimore County
My Commission Expires May 8, 2023

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Graycroft, Inc.	~~CITIZENS TRI-COUNTY BANK~~	081-02-0: 022.00 & 213.00
(NAME) PO Box 60487	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **DONALD DAY, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GRAYCROFT, INC. , A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Plan of Beck Springs Addition, of record in Plat Book 332, Page 81, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said lots adjoin and front together 80 feet on the westerly side of 24th Ave. No and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Donald Day, by Warranty Deed from Joseph Walton Frierson and Sheryl Lynn Rimrodt-Frierson, husband and wife, dated April 9, 2019, recorded April 11, 2019, in Instrument No. 20190411-0033209, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor his/her spouse, and or dependents as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2207 24th Ave., N., units A and B, Nashville, TN 37208
(House Number) (Street) (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 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 9th day of July, 2020.

Donald Day

STATE OF ~~Tennessee~~ ASN Maryland
COUNTY OF ~~Davidson~~ ASN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Day, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2020.

Notary Public
My Commission Expires: 5/8/2023

(SEAL)

ABDULLAH NABULSI
Notary Public - State of Maryland
Baltimore County
My Commission Expires May 8, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

