WARRANTY DEED

Karen Johnson Davidson County
Batch# 583663 DEEDWARR
03/03/2021 03:36:30 PM 2 pgs
Fees: $13.00 Taxes: $2,506.75
20210303-0027822

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.20.2024
(AFFIX SEAL)

File No.: RES-21-2602

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Hill and Erika Cornell	~~Lender TBD - OTC to issue~~	104 15 0 086.00
(NAME)	(NAME)	
2602 Sunset Place Nashville, TN 37212	JP Morgan Chase Bank 700 Kansas Lane Monroe, LA 71203	
(ADDRESS)	(ADDRESS)	

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, **THOMAS D. GRIMES AND JULIE B. GRIMES, A MARRIED COUPLE AND THOMAS ALEXANDER GRIMES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JULIAN HILL, UNMARRIED AND ERIKA CORNELL, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 1 on the plan of Mayfield Subdivision, a Revision of Lot 36 and Part of Lot 37 on the Plan of Sunset Park, of record in Instrument No. 20041208-0146172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas D. Grimes and wife, Julie B. Grimes, by Warranty Deed from Stephen Johnson, a married man (joined by his wife, Heather Johnson), dated March 29, 2005, recorded March 31, 2005, in Instrument No. 20050331-0035038, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Thomas D. Grimes and wife, Julie B. Grimes and Thomas Alexander Grimes, a single man, by Quitclaim Deed from Thomas D. Grimes and wife, Julie B. Grimes, dated November 13, 2014, recorded November 18, 2014, in Instrument No. 20141118-0106103, in the Register's Office of Davidson County, Tennessee.

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.

This is **improved** property, known as 2602 Sunset Place, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 26th day of February, 2021

Thomas D. Grimes

Julie B. Grimes

Thomas Alexander Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Thomas D. Grimes, Julie B. Grimes and Thomas Alexander Grimes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or 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

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021