Karen Johnson Davidson County
Batch# 632959 DEEDWARR
05/11/2021 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $9,441.66
20210511-0063128

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,551,800.00. Affiant Subscribed and sworn to before me, this the 7th day of May, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jozef Zoldos and Kathleen Frances Zoldos, Trustees of The Zoldos Living Trust Agreement dated November 28, 2001	New Owner(s)	104-09-0-082.00
3017 CENTRAL AVE. NASHVILLE, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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 J. GRAVES AND MARY ELIZA GRAVES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOZEF ZOLDOS AND KATHLEEN FRANCES ZOLDOS, TRUSTEES OF THE ZOLDOS LIVING TRUST AGREEMENT DATED NOVEMBER 28, 2001**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 140 on the Plan of Richland Realty Companys Second Subdivision, Division B of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christy W. Ivey, Trustee by Warranty deed from Anona K. Johnson, an unmarried woman of record in Instrument No. 20050523-0058114 Register's Office for Davidson County, Tennessee, dated May 09, 2005 and recorded on May 23, 2005.

Being the same property conveyed to Mary Eliza Thompson Graves and spouse Thomas Jason Graves by Quitclaim deed from Christy W. Ivey, Trustee of record in Instrument No. 20050523-0058115 Register's Office for Davidson County, Tennessee, dated May 09, 2005 and recorded on May 23, 2005.

Being the same property conveyed to Mary Eliza Thompson Graves by Quitclaim deed from Mary Eliza Thompson Graves and spouse, Thomas Jason Graves, as tenants by the entirety of record in Instrument No. 20070130-0012136 Register's Office for Davidson County, Tennessee, dated January 19, 2007 and recorded on January 30, 2007.

Being the same property conveyed to Mary Eliza Thompson Graves and husband, Thomas J. Graves by Quitclaim deed from Mary Eliza Thompson Graves of record in Instrument No. 20091008-0093691 Register's Office for Davidson County, Tennessee, dated October 02, 2009 and recorded on October 08, 2009.

Being the same property conveyed to Mary Eliza Thompson Graves by Quitclaim deed from Thomas J. Graves of record in Instrument No. 20091019-0096319 Register's Office for Davidson County, Tennessee, dated October 14, 2009 and recorded on October 19, 2009.

Being the same property conveyed to Thomas J. Graves and Mary Eliza Graves, husband and wife by Quitclaim deed from Mary Eliza Thompson Graves, married of record in Instrument No. 20160128-0008124 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3617 Central Avenue, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2021.

Thomas J. Graves

Mary Eliza Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas J. Graves and Mary Eliza Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

