Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 669620 DEEDWARR
07/01/2021 11:16:49 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20210701-0089274

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$620,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Graham Thomas **Amy Shaw**	New Owner	**146-11-0-141.00**
619 Hogan Road		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Curtis Caver and Sara Christine Chrenow n/k/a Sara Christine Caver, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Graham Thomas, an unmarried man and Amy Shaw, an unmarried woman, as joint tenants with rights of survivorship

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 Lot No. 7, on the Plan of Haileywood Estates, Section 1 of record in Plat Book 2330, Page 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin Curtis Caver, a single man, and Sara Christine Chrenow, a single woman, as joint tenants with the right of survivorship by Deed dated February 26, 2016, from Smith Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160229-0018778, said Register's Office for Davidson County, Tennessee. The said Benjamin Curtis Caver and Sara Christine Chrenow having since married.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2330, Page 57, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 619 Hogan Road, Nashville, TN 37220.

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 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 hand(s) this 30th day of June, 2021.

Benjamin Curtis Caver

Sara Christine Caver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Curtis Caver and Sara Christine Caver,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24