Box 14
34823-4

Name and Address of New Owner:
John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship
5001 Traceway Drive
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21051228

Send Tax Statements To:
NEW OWNER

Map and Parcel: 155-08-0B-011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Ann Surber, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship**, hereinafter called the GRANTEE, his 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. 11 on the Plan of South Colony at Riverbend, Phase 1, of record in Plat Book 6900, Page 271, and as amended in Book 8017, page 960, 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 Elizabeth Boosheck, unmarried, Living Trust by Warranty Deed from Fox Ridge Homes, Inc of record in Book 8034, page 437, Register's Office for Davidson County, Tennessee, dated January 26, 1990 and recorded on January 29, 1990. Being the same property conveyed to Elizabeth Boosheck by Quitclaim Deed from Elizabeth Booshek, Trustee of the Elizabeth Boosheck Living Trust of record in Book 8925, page 503, Register's Office for Davidson County, Tennessee, dated April 20, 1993 and recorded on April 26, 1993. Being the same property conveyed to Karen Ann Surber, Trustee of The Karen Ann Surber Living Trust by Quitclaim Deed from Karen A. Surber, Executrix of the Estate of Elizabeth Booshek of record in Instrument No. 20010117-0004965 Register's Office for Davidson County, Tennessee, dated January 15, 2001 and recorded on January 17, 2001. Being the same property conveyed to Karen Ann Surber, an unmarried woman by Quitclaim Deed from Karen Ann Surber, Trustee, under the Karen Ann Surber Living Trust dated January 15, 2001 of record in Instrument No. 20130508-0046462 Register's Office for Davidson County, Tennessee, dated May 03, 2013 and recorded on May 08, 2013. Being the same property conveyed to Karen Ann Surber, unmarried, by Quitclaim Deed from Karen Ann Surber, Trustee of the Elizabeth Boosbeck Trust U/A/D July 17, 1987 dated July 8, 2021 and filed for record in Instrument No. 20210709-0092721 said Register's Office.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 7199, Page (s) 119 and 135, Book 9792, Pages 20 and 24; all matters shown on the Plan of record in Plat Book 6900, Page 271; Restrictions of record in Book 5349, Page 921, Book 6474, Page 354, Book 6486, Page 588; By-Laws of South Colony at Riverbend of record in Book 7781, Page 645; Charter for Homeowners Association of record in Book 8748, Page 816; Dedication of Common Area to South Colony at River Bend Homeowners Association of record in Book 7781, Page 637; Easement to Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 6613, Page 536; all of the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 673793 **DEEDWARR**
07/09/2021 10:20:11 AM 2 pgs
Fees: $13.00 Taxes: $1,444.85

20210709-0092722

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6412 Sugar Maple Lane, Nashville, TN 37221

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 8th day of July, 2021.

Karen Ann Surber

Karen Ann Surber

State of Tennessee

County of Davidson

Personally appeared before me, Karen Ann Surber, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th of July, 2021.

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lynn F. Vaught

Notary Public
My Commission Expires: 2/20/2023

AFfFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,500.00.

Lisa Aiken

Affiant Signature

Subscribed and sworn to before me, this 8th day of July, 2021.

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 8/6/2023