FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 680993 DEEDWARR 07/21/2021 03:53:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20210721-0098147	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/16/2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

AMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

WARRANTY DEED

This Instrument Prepared By and Return To:

FOR SURE TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Kavooras, Trustee	**Same as new owner**	**033-02-017.00**
(NAME) **1209 Genelle Drive**	(NAME) **1209 Genelle Dr.**	
(ADDRESS) **Goodlettsville, TN, 37072**	(ADDRESS) **Goodlettsville, TN 37072,**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Carolyn Grantham, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Kavooras, Trustee of the Charles Kavooras Revocable Trust dated December 21, 2015,** 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 54 on the plan of Plantation Estates, Section III, as of record in Book 3700, page 141, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Carolyn Grantham by Deed dated May 21, 2013 from Carolyn Grantham, Executrix of the Estate of Larry A. Townsend, deceased (Probate Docket #

13P-122), recorded June 5, 2013, in Instrument Number 20130605-0056759, in the Register's Office of Davidson County, Tennessee.
*Carolyn Granthan is the same person as Carolyn F. McCormack

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1209 Genelle Drive, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **July, 2021**.

Carolyn Grantham

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Carolyn Grantham**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **13th** day of **July, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 13, 2021.

Affiant Signature

Date: 7-19-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19th day of July, 2021

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024