This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13337-AP

Karen Johnson Davidson County
Batch# 704114 DEEDWARR
08/25/2021 11:29:44 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20210825-0114785

STATE OF TENNESSEE
COUNTY OF Williamson

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2021.

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alridge Investments, LLC P.O. Box 210132 Nashville, TN 37221	New Owner	142-11-0C-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samira Katrine Grayson, a married woman and Asad Korgan and Elizabeth Korgan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alridge Investments, LLC, a Tennessee Limited Liability Company**, 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. 9 on the Plan of Aspen Heights, a Planned Unit Development of record in Plat Book 9700, Page 312, 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 Samira Katrine Grayson, married and Asad Korgan and Elizabeth Korgan, husband and wife as joint tenants with right of survivorship by Warranty deed from Joyce B. Hobbs and Karen Green Cohen of record in Instrument No. 20190509-0043359 Register's Office for Davidson County, Tennessee, dated May 07, 2019, and recorded on May 09, 2019.

Phillip Darren Korgan Grayson joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **165 Hicks Road, 9, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever 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, Grantor has executed this instrument on this 23rd day of August, 2021.

GRANTOR:

Samira Katrine Grayson

Phillip Darren Korgan Grayson

Asad Korgan

Elizabeth Korgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samira Katrine Grayson , Phillip Darren Korgan Grayson, Asad Korgan, and Elizabeth Korgan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2021.

Notary Public
My Commission expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025