WARRANTY DEED

Karen Johnson Davidson County
Batch# 733552 DEEDWARR
10/11/2021 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20211011-0136240

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/06/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-20

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4447

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Katie Grassmann and Paul Grassmann		182-00-0-072.00 and 182-002.00
14075 Old Hickory Boulevard		
Antioch, TN 37013		

FOR AND IN 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,

Vicki L. Bunting, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katie Grassmann and Paul Grassmann, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 5TH FORMERLY 6TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH RIGHT OF WAY OF OLD HICKORY BOULEVARD, AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO H.E. CARRIGAN, ET AL, BY DEED FROM L. B. CULBERTSON, ET AL, OF RECORD IN BOOK 1229, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID RIGHT OF WAY, SOUTH 78 DEGREES 15 MINUTES EAST 293.0 FEET TO AN IRON PIN; THENCE SOUTH 15 DEGREES 49 MINUTES WEST 600.0 FEET TO AN IRON PIN; THENCE NORTH 75 DEGREES 31 MINUTES WEST 306.73 FEET TO AN IRON PIN IN A FENCE ROW; THENCE WITH SAID FENCE NORTH 39 DEGREES 56 MINUTES EAST 62.1 FEET TO AN IRON PIN; THENCE NORTH 30 DEGREES 07 MINUTES EAST 100.0 FEET TO AN IRON PIN; THENCE NORTH 24 DEGREES 45 MINUTES EAST 100,0 FEET TO AN IRON PIN; THENCE NORTH 7 DEGREES 08 MINUTES EAST 337.9 FEET TO THE POINT OF BEGINNING, CONTAINING 3.7 ACRES

AND

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED IN AN UNRECORDED SURVEY BY MICHAEL V. HOLMES, SURVEYOR, DATED APRIL 20, 1971, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF OLD HICKORY BOULEVARD BEING THE COMMON POINT BETWEEN THE JAMES L. BOSWORTH AND EULA C. BOSWORTH PROPERTY; THENCE SOUTH 15 DEGREES 49 MINUTES WEST 600 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 34 DEGREES 9 MINUTES WEST 547 FEET TO A POINT; THENCE NORTH 70 DEGREES 6 MINUTES WEST 196.70 FEET TO A POINT; THENCE NORTH 59 DEGREES 35 MINUTES 30 SECONDS WEST 135.75 FEET TO A POINT; THENCE NORTH 37 DEGREES 22 MINUTES EAST 434.54 FEET; THENCE SOUTH 75 DEGREES 31 MINUTES EAST 306.73 FEET TO A POINT, BEING THE POINT OF BEGINNING CONTAINING 3.58 ACRES, MORE OR LESS.

Being the same property conveyed to James T. Bunting and wife, Vicki L. Bunting by Warranty deed from James A. Bosworth and wife, Sharon A. Bosworth and Lucille N. Bosworth of record in Book 5915, page 276, Register's Office for Davidson County, Tennessee, dated July 23, 1982 and recorded on July 26, 1982. James T. Bunting having since died December 24, 2016 leaving sole ownership to Vicki L. Bunting as surviving tenant by the entirety. Vicki L. Bunting having since remarried. The above described property was not the primary marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 14075 Old Hickory Boulevard Antioch, TN 37013

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 in 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 hand on October 6, 2021.

Vicki L. Bunting

Vicki L. Bunting

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Vicki L. Bunting, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 6, 2021.

Lawrence J Brown Jr
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-4237-1
Expires December 27, 2021

Notary Public

Notarized online using audio-video communication

My Commission Expires: 12/27/2021

File #: 2021-4447

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 October 6, 2021.

J. Carlton Drumwright

October 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 6, 2021.

Notary

My Commission Expires: 12/18/22

