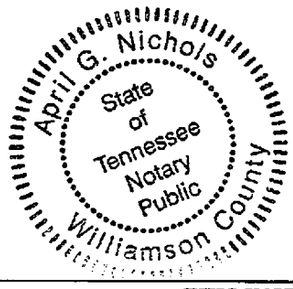
Karen Johnson Davidson County
Batch# 740452 DEEDWARR
10/21/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20211021-0141187

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Karen Singleton Affiant Subscribed and sworn to before me, this the 29th day of July, 2021. Notary Public My commission expires: 10-24-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Debra K. Gragnano Christopher G. Gragnano	New Owner(s)	071-14-0E-013.00-CO
3838 San Pablo Dr.		
Fullerton, CA 92835		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FERNVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBRA K. GRAGNANO AND CHRISTOPHER G. GRAGNANO, WIFE AND HUSBAND**, 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 Unit No. 13, Sky at Fern, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Eight-Nine King Development, LLC by Warranty deed from Amber Properties, LLC, a Virginia Limited Liability Company of record in Instrument No. 20150504-004002 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 04, 2015.

Being the same property conveyed to Lucas Lockhart, a single man by Warranty deed from Eight-Nine King Development, LLC of record in Instrument No. 20190718-0070411 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 18, 2019.

Being the same property conveyed to Fernville LLC by Quitclaim deed from Lucas Lockhart of record in Instrument No. 20190719-0070942 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 19, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 52 Fern Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2021.

Fernville, LLC, a Tennessee Limited Liability Company

By: _____
J. Brandon Miller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Fernville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

DREW BAPTIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Witness my hand and seal this 29th day of July, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, April G Nichols, 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 July 29 2021 (date of document).

Affiant Signature

July 29, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2023

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson