WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

Y-BMR-21-2941

Karen Johnson Davidson County
Batch# 749245 DEEDWARR
11/04/2021 11:30:04 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20211104-0147617

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
2941 McGavock Pike, LLC	same	
(NAME)	(NAME)	**073-12-0-042.00**
233 Grassy Glen Drive		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RACHEL GRISSOM, UNMARRIED, RYAN GRISSOM, UNMARRIED AND TERI CURRENS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2941 MCGAVOCK PIKE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 222 on the Plan of Sunset View, Section I, as of record in Book 2331, pages 100 and 101, as revised by a plan of record in Book 2663, pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Dundee Lane, said point being the common corner of Lots Nos. 221 and 222; thence in a Northerly direction along the line between said Lots, 160 feet to a point, the common rear corners of said Lots Nos. 221 and 222; thence in an Easterly direction along the line between Lots No. 222 and a tract marked "Future Development", 146.1 feet to a point in the Westerly margin of McGavock Pike; thence in a Southerly direction along said margin of said Pike, 165 feet to a point, the beginning of a curve to the right; thence around said curve a distance of 31.42 feet to a point in the Northerly margin of Dundee Lane; thence with said margin of Dundee Lane, in a Westerly direction and along a slight curve, 185 feet to the beginning.

Being the same property conveyed to Howard Grissom and wife, Sara R. Grissom by Warranty deed from Tucker L. Haynes and wife, Frances M. Haynes of record in Book 2857, page 15, Register's Office for Davidson County, Tennessee, dated November 25, 1958 and recorded on December 21, 1958.

The said Howard Grissom having died on or about January 15, 1996 and subject property having vested in Sara R. Grissom as surviving tenants by the entirety. Subsequently, Sara R. Grissom having died a widow on March 6, 2021. Pursuant to the her Last Will and Testament, as admitted to probate and entered Docket No. 21P849 in the Circuit Court of Davidson County, Tennessee, Probate Division, subject property was devised to Howard Larry Grissom and Joseph Terry Grissom, per stirpes. Joseph Terry Grissom having predeceased his mother, Sara R. Grissom and his interest in subject property having vested in his daughter, Teri Currens, his sole heir at law. Howard Larry Grissom having disclaimed his interest in the subject property by Disclaimer entered June 21, 2021, said Docket Number and his interest in subject property having vested in his children, Ryan Grissom and Rachel Grissom, as his heirs at law, pursuant to TCA 31-7-106.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 100 and 101, as revised by a plan of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2941 McGavock Pike, Nashville AKA 2941 Dundee Lane, Tennessee 37214**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 29th DAY OF OCTOBER, 2021.

Rachel Grissom by Howard Larry Grissom, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Ryan Grissom

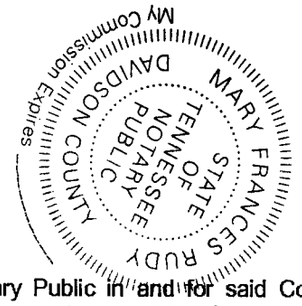
Teri Currens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD LARRY GRISSOM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHEL GRISSOM, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHEL GRISSOM.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN GRISSOM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERI CURRENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

