[illegible]
[illegible] and Escrow, LLC
[illegible] 2nd Avenue South
[illegible], TN 37212
MJ-KW-21-3186B

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Subscribed and sworn to before me this 12th day of November, 2021.

Notary Public
My commission expires: 07/09/24

Karen Johnson Davidson County
Batch# 758495 **DEEDWARR**
11/19/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20211119-0154217

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin Sherbourne 3186 Parthenon Ave, UNIT B Nashville, TN 37203	new owner	104-02-1B-005-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nola Vorbrich, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Kevin Michael Sherbourne, an unmarried man** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Graymont Park Homeowner's Association, Inc, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Graymont Park Homeowner's Association, Inc., a Horizontal Property Regime, of record in Instrument Number 20050803-0090964; Re-Recorded in Instrument No. 20060815- 0100321; Being amended in Instrument No. 20060912-0112893, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nola Vorbrich by deed from Bradley Stephen French, married, of record in Instrument No. 20200618-0064353, Register's Office for Davidson County, Tennessee, and dated June 10, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Graymont Park Homeowners Association, Inc. of record in Instrument Number 20050803-0090964; Re-Recorded in Instrument No. 20060815-0100321; Being amended in Instrument No. 20060912-0112893Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20050726-0086759

3. Stormwater Detention Agreement of record in Instrument No. 20050726-0086760 in the official records of the Davidson County Register of Deeds.

4. By-Laws of record in Instrument No. 20050803-0090964 in the official records of the Davidson County Register of Deeds.

5. Charter of Graymont Park Homeowners Association of record in Instrument No. 20051007-0121203 in the official records of the Davidson County Register of Deeds.

6. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20050803-0090964, re-recorded in Instrument No. 20060815-0100321, and amended in Instrument No. 20060912-0112893 in the official records of the Davidson County Register of Deeds.

7. Subject to the Master Deed, recorded as Instrument #20050803-0090964 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3186 Parthenon Avenue, B, Nashville, TN 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of November, 2021.

Nola Vorbrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of November, 2021, before me personally appeared Nola Vorbrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

Notary Signature
My commission expires: 2/12/23

