Karen Johnson Davidson County
Batch# 783447 DEEDWARR
01/03/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20220103-0000810

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2021.

Notary Public

My commission expires: 12-01-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jacob Abramson **Olivia Gray**	JP Morgan Chase Bank N.A	155-08-0-B-011.00co
6412 Sugar Maple Lane	1111 Polaris Parkway	
Nashville, TN 37221	Columbus OH 43240-2050	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Abramson and Olivia Gray, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 11 on the Plan of South Colony at Riverbend, Phase 1, of record in Plat Book 6900, Page 271, and as amended in Book 8017, page 960, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship by Deed dated July 8, 2021, from Karen Ann Surber, an unmarried woman of record in Instrument No. 20210709-0092722, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6900, Page 271, and as amended in Book 8017, Page 960, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for South Colony at River Bend, of record in Book 7199, Page 119, and as amended in Book 9792, Page 20, said Register's Office.**

3) **By-Laws of South Colony at River Bend Homeowners' Association, Inc. appended thereto of record in Book 7199, Page 135, and as amended in Book 7781, Page 645, and in Book 9792, Page 24, said Register's Office.**

4) **Charter of South Colony at River Bend Homeowner's Association of record in Book 8748, Page 816, said Register's Office.**

5) **Conveyance of Common area to South Colony at River Bend Homeowner's Association, Inc., of record in Book 7781, Page 637, said Register's Office.**

6) **Easement to Harpeth Valley Utilities District of record in Book 6613, Page 536, said Register's Office.**

7) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as 6412 Sugar Maple Lane, Nashville, TN 37221.

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 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. 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 28th day of December, 2021.

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 12-28-2021 (date of document).

Affiant Signature

12-28-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

