Karen Johnson Davidson County
Batch# 833068 DEEDWARR
04/01/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220401-0037933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin Harris and Kenneth John Murray 1402 Pillow St #204 Nashville, TN 37203	Gardner Financial Services, LTD 730 Cool Springs Blvd., Ste. 100 Franklin, TN 37067	105-07-4O-206-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Holly Graff and David Graff, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin Harris, a single man, and Kenneth John Murray, a married man, as joint tenants with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:
Land in Davidson County, Tennessee, being Unit 206 of Segment Condominium, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Holly Graff and David Graff, wife and husband, by Warranty Deed from Segment LLC, a Tennessee Limited Liability Company, dated 09/17/2019 and recorded 09/19/2019, of record in Instrument 201909190095436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as: **1402 Pillow St. #204, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 the 23rd day of March, 2022.

Holly Graff
Holly Graff

David Graff
David Graff

STATE OF Virginia

City of Hopewell

Before me via real-time audio and visual communication, the undersigned authority, a Notary Public within and for the State and County, appeared Holly Graff and David Graff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at City of Hopewell, State of Virginia, on this the 23rd day of March, 2022.

Victoria Miller Garris
Notary Public Victoria Miller Garris

My Commission Expires: 2/28/2023

Completed via Remote Online Notarization using 2 way Audio/Video technology

VICTORIA MILLER GARRIS
ELECTRONIC
NOTARY PUBLIC
REG # 7836123
MY COMMISSION
EXPIRES
02/28/2023
COMMONWEALTH OF VIRGINIA

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 March 25, 2022.

Affiant
Date: 3/25/2022

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 25th day of March, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY