Karen Johnson Davidson County
Batch# 839974 DEEDWARR
04/14/2022 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20220414-0043617

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 6th day of April, 2022.

Eliza Whitfield
Notary Public

My Commission Expires: 5-5-2025

Address New Owner As Follows:
Bryan Ahmaad Graham
Jasmine Monique Brown
305 C Edith Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map-Parcel Number:
071-11-0G-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto BRYAN AHMAAD GRAHAM AND JASMINE MONIQUE BROWN, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. C on the plan of 305 Edith Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 305 Edith Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201014-0119161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to HR PROPERTIES OF TENNESSEE, by deed from JAMES GAFFORD AND KAREN GAFFORD, HUSBAND AND WIFE, of record in Instrument No. 20201014-0119160, dated October 8, 2020, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 78, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of 305 Edith Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201014-0119161, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4139, page 136, said Register's Office.

This is improved property known as: 305 C Edith Avenue, Nashville, TN, 37207.

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 Grantor covenants with the said Grantees that Grantor is 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; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

{Signature page to follow}

WITNESS my hand this 6th day of April, 2022.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

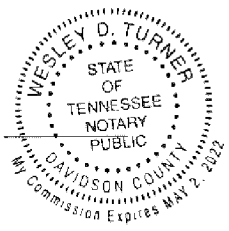
BY: _____
Jack Douglas Rainey, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GALEN SCOTT HALEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of April, 2022.

_____
Notary Public

My Commission Expires: 

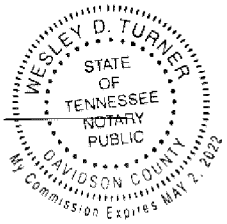
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK DOUGLAS RAINEY, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of April, 2022.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/08/2022 ____ (date of document).

Affiant Signature

04/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025