Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RES-22-1590

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-16679-LV

Karen Johnson Davidson County
Batch# 842267 DEEDWARR
04/19/2022 03:20:23 PM 2 pgs
Fees: $13.00 Taxes: $1,004.55
20220419-0045234

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $271,500.00.

Josephine Bryant
Affiant

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of April, 2022.

Pam Salas
Notary Public
My Commission Expires: 12/5/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josephine Bryant, Marlene P. Graham, and Sam H. Graham, Jr. 1510 Sprucedale Drive Antioch, TN 37013	new owner	175 02 0B 014.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Angel L. Banks, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Josephine Bryant, unmarried and Marlene P. Graham and Sam H. Graham, Jr., Wife and Husband all as Tenants in Common with the Right of Survivorship**, 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, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 202, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Angel L. Banks, a single person by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20151217-0126986, in the Register's Office of Davidson County, Tennessee, dated December 11, 2015 and recorded on December 17, 2015.

This is improved property located at: **1510 Sprucedale Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

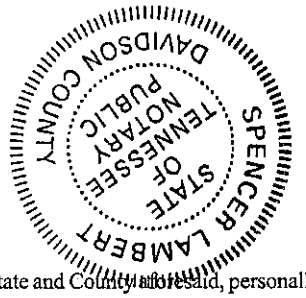
to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2022.

GRANTOR:

Angel L. Banks

STATE OF TENNESSEE
COUNTY OF Rutherford



Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angel L. Banks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2022.

Notary Public
My Commission expires: 11/4/24