WARRANTY DEED

Karen Johnson Davidson County
Batch# 844293 DEEDWARR
04/22/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,951.75
20220422-0046933

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $527,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/15/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3418

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Frank Thompson Grant, Jr. and Bethany Grant		155-08-0C-094.00-CO
6704 Autumnwood Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tracy Pomeroy, a single person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank Thompson Grant Jr. and Bethany Grant, Husband and Wife

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 Davidson County, Tennessee, being Lot No. 94 on the Plan of Poplar Creek Estates, Phase II of record in Plat Book 6900, Page (s) 339 through 347, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Lyon and wife, Jean Lyon by Warranty deed from Lee Chira and William Demetree of record in Book 9244, page 426, Register's Office for Davidson County, Tennessee, dated January 25, 1994 and recorded on February 08, 1994.

Being the same property conveyed to Tracy Pomeroy, a single person, by Warranty Deed from Marc Lyon and wife, Jean Lyon of record in Instrument No. 20220325-0034982, Register's Office for Davidson County, Tennessee, dated March 18, 2022 and recorded on March 25, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6704 Autumnwood Drive 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 in 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 hand on April 15, 2022.

Tracy Pomeroy

Tracy Pomeroy

STATE OF TENNESSEE

COUNTY OF Davidson

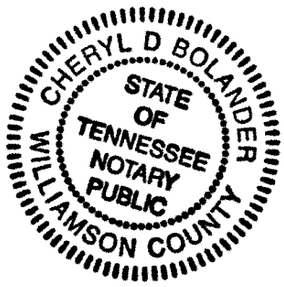
Personally appeared before me, a Notary Public of said County and State, Tracy Pomeroy, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 15, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025



File #: 2022-3418

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 15, 2022.

J. Carlton Drumwright

April 15, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 15, 2022.

Notary

My Commission Expires: 12/18/22

