WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00
File #22117	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2022. Notary Public MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Britta Burtis and Sean Cochran	Movement ~~NEW OWNER~~ Mortgage	081-08-0-218.00
6006 (NO.) HALSEY DR ~~1803A 6th Avenue North~~	(NAME) 8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37208~~ MONTEREY, CA 93940	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Garrison M. Gracey, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Britta Burtis and Sean Cochran, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 458A on the Plan of Zone Lot Division of Lot 458 & part of Lot 456, North Nashville Real Estate Companys Plan of Lots of record in Plat Book 6200, Page 748, 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 Garrison M. Gracey, an unmarried man by Warranty deed from Kenji R. Schum and Ashlon Schum, husband and wife of record in Instrument No. 20180522-0048929 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 22, 2018. Elarh Nina Gracey, spouse of Garrison M. Gracey, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1803A 6th Avenue North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 851730 DEEDWARR
05/06/2022 12:25:28 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20220506-0052533

Witness my hand this 28th day of April, 2022.

Garrison M. Gracey

Elarh Nina Gracey

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Garrison M. Gracey and Elarh Nina Gracey**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 28th day of April, 2022.

My commission expires: 6/23/25

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF Alabama
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Garrison M. Gracey and Elarh Nina Gracey**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2022.

My commission expires: 6/23/25 Karla J. Dowdell
Notary Public

Karla J Dowdell
Notary Public, Alabama State at Large
My Commission Expires 06/23/2025