WARRANTY DEED

Karen Johnson Davidson County
Batch# 853171 DEEDWARR
05/10/2022 12:19:25 PM 2 pgs
Fees: $13.00 Taxes: $6,845.00
20220510-0053375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Novick & Inna Novick	Same	
(NAME)	(NAME)	117 11 OR 008.00
4011 Graybar Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DANIEL M. NOVICK AND INNA NOVICK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 8 in Graymont, Phase 2, as per plat recorded in Instrument No. 20160729-0078233 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company by Warranty Deed from Robert S. Jacobs, Jr. and wife, Susan L. Jacobs, recorded on the 12th day of February 2021 of record in Instrument No. 20210212-0020561 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, current years taxes prorated between the parties, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4011 Graybar Court, Nashville, TN 37215
(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.

Witness my hand this 5TH day of May, 2022

GRAYMONT DEVELOPMENT, LLC

BY: _____

MICHAEL A. HARTLEY, SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of aforementioned county and state, personally appeared Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Secretary of Graymont Development, LLC the within named bargainor, a limited liability company and that he as such Secretary, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 5 day of May, 2022.

My Commission expires: 3/6/24

_____

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-4011