Karen Johnson Davidson County
Batch# 872603 DEEDWARR
06/16/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20220616-0068975

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220340093

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $618,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2022.

Notary Public
My Commission Expires: 11.3.25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mason McLeod 1117 Cahal Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072 14 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholaus DeGraffenried, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mason C. McLeod, unmarried**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of E. T. Browns Subdivision of Part of Lot No. 1 of the Cahal Plan of record in Plat Book 332, Page 84, 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 Nicholaus DeGraffenried, unmarried, by Warranty Deed from Dustin Newell, a married man, of record in Instrument No. 20220125-0009003, in the Register's Office of Davidson County, Tennessee, dated January 19, 2022 and recorded on January 25, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. T. Brown's Subdivision of Part of Lot No. 1 of Cahal Plan, as recorded in Plat Book 332, Page(s) 84.

This is improved property located at 1117 Cahal Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17 day of May, 2022.

Nicholaus DeGraffenried

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholaus DeGraffenried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of May, 2022.

Notary Public
My Commission Expires: Dec 13, 2022

SHAHZAAD A. AUSMAN
Notary Public - California
Los Angeles County
Commission # 2270699
My Comm. Expires Dec 13, 2022

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/17/22 (date of document).

Affiant Signature

6/10/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212