Karen Johnson Davidson County
Batch# 875900 DEEDWARR
06/22/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220622-0071316

WARRANTY DEED

Chelsea N Shores
State Of Tennessee Notary Public
Rutherford County
My Commission Expires 12-16-2022

Y-BERE-22-2416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2022.

Chelsea Shores
Notary Public

MY COMMISSION EXPIRES: 12/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristyn Schiavo and Paul Joseph Schiavo	JP Morgan Chase Bank ATTN: Coverdell	
(NAME)	(NAME)	
2416 Paulawood Dr	700 Harris Lane	071-04-0-271.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CORTNEY GRISHAM AND REGINALD RAY GRISHAM, JR., A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTYN SCHIAVO AND PAUL JOSEPH SCHIAVO, MARRIED COUPLE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 299 on the Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sarah Mai Grisham by Warranty deed from Carl McWhirter and wife, Mary McWhirter of record in Book 9523, page 405, Register's Office for Davidson County, Tennessee, dated November 16, 1994 and recorded on November 17, 1994.

Being the same property conveyed to Reginald Ray Grisham, married by Quitclaim deed from Sarah Mai Grisham, unmarried of record in Instrument No. 20090414-0033403 Register's Office for Davidson County, Tennessee, dated April 06, 2009 and recorded on April 14, 2009.

The said Reginald Ray Grisham having since died intestate on August 09, 2021. His interest in the said property passed at death to his heirs at law Cortney Grisham and Reginald Ray Grisham Jr. as evidenced by Affidavits of Heirship of Record in Instrument Number 202206220071314 and 202206220071315 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 159 and Plat Book 6250, page 522, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4361, Page 11 and Book 5015, page 356, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2416 Paulawood Dr, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF MAY, 2022.

Cortney Grisham

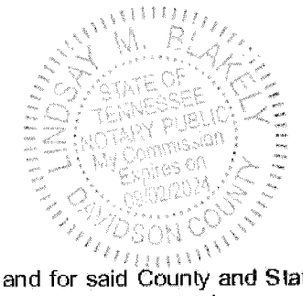
Reginald Ray Grisham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORTNEY GRISHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

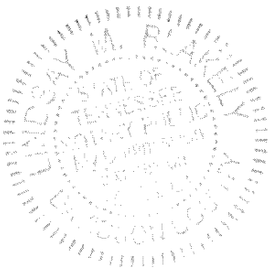


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD RAY GRISHAM, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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 May 23, 2022.

J. Carlton Drumwright

May 23, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 23, 2022.

Notary

My Commission Expires: 12/18/22

