This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-17549-TC

Karen Johnson Davidson County
Batch# 875973 DEEDWARR
06/22/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20220622-0071432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2022.

Notary Public
My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Parker Adkins 1008B Joseph Avenue Nashville, TN 37207	New Owner	082-03-0A-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Debra Grimes, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Parker Adkins**, hereinafter called the Grantee, her 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 UNIT B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1008 JOSEPH AVENUE TOWNHOUSES , A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20150202-0009524 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "D", 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 Debra Grimes, an unmarried woman by Warranty Deed from Regal Homes of record as Instrument No. 20151027-0109189 in the Register's Office for Davidson County, Tennessee, dated October 22, 2015 and recorded on October 27, 2015.

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. Whenever used, the singular number 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 15th day of June, 2022.

GRANTOR:

Debra Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Grimes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-15-22.

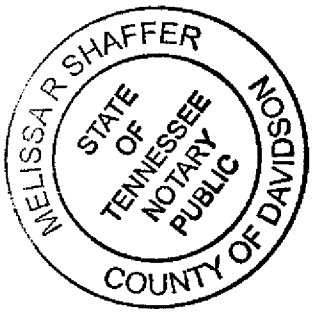
Affiant Signature

6-15-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of June, 2022

Notary Signature



My Commission Expires: 11/8/22