Karen Johnson Davidson County
Batch# 880422 DEEDWARR
06/29/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20220629-0074950

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00. Daniel Thompson Affiant Subscribed and sworn to before me, this 27th day of June, 2022. Notary Public My commission expires: 8-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Erik A. Ginsberg and Elizabeth G. Hardiman	Sandy Spring Bank	**117-11-0-114.00**
1708B Graybar Lane	17801 Georgia Ave	
Nashville, TN 37215	Olney, MD 20832	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Greg McNey, Trustee of The Graybar Trust, a Revocable Trust, uad June 30, 2017

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Erik A. Ginsberg and Elizabeth G. Hardiman, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 118 on the Boundary Survey of Lot Nos.118 and 119, on the map of Noel's Subdivision of Watkins Grove of record in Plat at Instrument No. 20150604-0052537, and in Plat Book 547, page 156,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 The Graybar Trust, a Revocable Trust, uad June 30, 2017 by Warranty deed from 1708 Graybar, LLC, a Tennessee limited liability company of record as Instrument No. 20170814-0083290, Register's Office for Davidson County, Tennessee.

This is improved property known as **1708B Graybar Lane, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2022.

The Graybar Trust, a Revocable Trust, uad June 30, 2017

Greg McNey, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Greg McNey, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Graybar Trust, a Revocable Trust, uad June 30, 2017 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 22-000645-528

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 June 27, 2022 (date of document).

Affiant Signature

June 27, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 27th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY