WARRANTY DEED

Karen Johnson Davidson County
Batch# 881509 DEEDWARR
06/30/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20220630-0075660

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 ME ON 06/22/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3745

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Dwayne Lyles and Vanessa Karen Howe	Legacy Home Loans, LLC	096-01-0-095.00
2716 Bluefield Avenue	4004 Hillsboro Pike, Ste 216B	
Nashville, TN 37214	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kevin C. Grace, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Dwayne Lyles and Vanessa Karen Howe, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 18 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, in Plat of record in Book 843, page 16, of the Register's Office for said County.

Said Lot No. 18 fronts 100 feet on the North side of Bluefield Avenue and runs back in a Northerly direction between lines 358.5 feet on its Westerly line and 304.8 feet on its Easterly line to a line, which line is angular in shape and measures 127.2 feet on the rear line.

Being the same property conveyed to Kevin C Grace, an unmarried man and Linda A. Grace, a married woman, not joined by her spouse as this property is not their homestead by Warranty deed from Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust of record in Instrument No. 20170208-0013438 Register's Office for Davidson County, Tennessee, dated February 08, 2017 and recorded on February 08, 2017.

Being the same property conveyed to Kevin C Grace, an unmarried man by Quitclaim deed from Linda A. Grace, a married woman of record in Instrument No. 20220519-0057873 Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on May 19, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

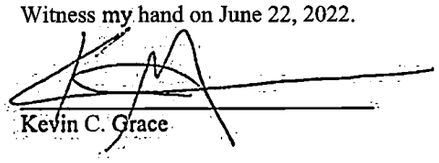
TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2716 Bluefield Avenue Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 22, 2022.



Kevin C. Grace

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kevin C. Grace, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 22, 2022.



Notary Public

My Commission Expires: 9/20/25

File #: 2022-3745

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 22, 2022.

John Cobb Rochford

June 22, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 22, 2022.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025