WARRANTY DEED

Karen Johnson Davidson County
Batch# 882620 DEEDWARR
06/30/2022 03:35:17 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20220630-0076267

B-EH-22-3525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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)
3525 Trimble, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**131-05-0-014.00**
407 Humphreys St., Apt. 1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **GRISHAM HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **3525 TRIMBLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 27 on the Plan of Russwood Heights of record in Plat Book 2133, Page (s) 12 and 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 front 159.2 feet on the Westerly side of Trimble Road, and runs back 321.3 feet on the Northerly line and 274.6 feet on the Southerly line to a dead line in the rear on which it measures 149.8 feet.

Being the same property conveyed to Grisham Home Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Virginia P. Hollo of record in Instrument No. 20210812-0108796 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

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 2133, Page (s) 12 and 13, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2098, Page 60, 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: **3525 Trimble Road, Nashville, Tennessee 37215**.

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 30th DAY OF JUNE, 2022.

Grisham Home Builders, LLC, a Tennessee Limited Liability Company

BY: _____
Steven M. Grisham
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN M. GRISHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GRISHAM HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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