FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00 Affiant Notary My Commission Expires: _____ SUBSCRIBED AND SWORN TO BEFORE ME THIS

Karen Johnson Davidson County
Batch# 893676 DEEDWARR
07/26/2022 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,661.30
20220726-0085003

TRACI BRINTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/28/2023 ROBERTSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
25 Jefferson Street Suite T-1, Clarksville, Tennessee 37040

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Graham Martin Oakes 5025 Hillsboro Pike Unit # 24T Nashville, TN 37215	Graham Martin Oakes 5025 Hillsboro Pike Nashville, TN 37215	**131-01-0D-236-00**

THIS WARRANTY DEED OF REALTY, executed as of July 22, 2022, by **Traci Brinton, a single woman** ("Grantor"), for consideration paid, grant to **Graham Martin Oakes, a married man as his sole and separate property**. ("Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 5025 Hillsboro Pike, Nashville, Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. 236 aka Unit 24-T and U, on the Horizontal Property Regime for Georgetown Apartments, a Condominium, as recorded in the Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516 and in Instrument No. 20120731-0067332 and as further shown on plat of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to Traci Brinton, by Warranty Deed from KKC Development, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20200710-0075231, in the Register's Office of Davidson County, Tennessee, dated June 2, 2020 and recorded on July 10, 2020.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Traci Brinton

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Traci Brinton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this July 22, 2022.

My Commission Expires: _____

Notary Public

TRACI PULLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/28/2023
ROBERTSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 22 day of July, 2022.

K. Thomas Sidwell
Date: 7-22-22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 22 day of July, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

