Karen Johnson Davidson County
Batch# 897148 DEEDWARR
08/01/2022 04:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20220801-0087594

NEW OWNER:
PORTICO 3, LLC
c/o Picket Realty Services; Attn: Shaun O'Connor
318 First Ave S, Ste 310
Seattle, WA 98104

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1070

Map & Parcel
012030022.00

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Five Thousand and 00/100 Dollars ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARILYN MARIE GURGIOLO, JENNY CHAFFIN, JOSEPH B. GRAVENS, CANDY LACKEY, MICHAEL GRAVENS, and DUSTY GRAVENS,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PORTICO 3, LLC, a Delaware limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 27, Section II, Grizzard Manor Subdivision, as shown on the plat of the same of record in Plat Book 4660, Page 1, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 27 fronts 165 feet on the easterly side of Gaylemore Drive and runs back between lines, 250.32 feet on the northerly line, and 273.17 feet on the southerly line to a broken line in the rear, which measures 182.13 feet thereon.

Being the same property conveyed to Marguerite Taylor Dixon Chaffin, for and during her natural life, or until she remarries, or permits an adult male to reside on the premises, upon her death, remarriage, or if she permits an adult male to reside on the premises, the remainder interest shall pass, upon the occurrence of either event, to Glenda Gail Gravens, Marilyn Marie Gurgiolo and Jimmy Glenn Chaffin by Warranty Deed from Floyd C.

Branch and wife, Barbara A. Branch, dated October 24, 1991, and of record in Book 8473, Page 491, Register's Office for DAVIDSON County, Tennessee. Marguerite Taylor Dixon Chaffin is now deceased, thus relinquishing her life estate in the property. Glenda Gail Gravens is now deceased, having died married and intestate on December 10, 2009. For further reference to title, see Affidavit of Inheritance, of record in Instrument No. 20220606-0064561, whereby it sets forth the heirs at law of Glenda Gail Gravens as her husband, Joseph B. Gravens and her three children: Candy Lackey, Michael Gravens and Dusty Gravens. Jimmy Glenn Chaffin is now deceased, having died married and testate on October 9, 1995. For further reference to title, see the Last Will and Testament of Jimmy Glenn Chaffin, of record in Will Book A7, Page 327, in the General Sessions Court for Wilson County, Tennessee, Probate Section, whereby upon his death the herein described property was devised unto the Jimmy Glenn Chaffin Marital Trust. Jenny Chaffin and Raymond James Trust Company N.A. were appointed Co-Trustees of the Jimmy Glenn Chaffin Marital Trust. Also being the same property conveyed to Jenny Chaffin, a single woman by Trustees' Deed from Jenny Chaffin and Raymond James Trust, N.A., as Co-Trustees of the Jimmy Glenn Chaffin Marital Trust created under the Last Will and Testament of Jimmy Glenn Chaffin dated March 20, 1992, dated June 30, 2022, and of record in Instrument No. 20220707-0078321, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Bethany Marie Butler and Thomas Glenn Chaffin by Trustee's Deed from Jenny Chaffin and Raymond James Trust, N.A., as Co-Trustees of the Jimmy Glenn Chaffin Family Trust created under the Last Will and Testament of Jimmy Glenn Chaffin dated March 20, 1992; Jenny Chaffin and Raymond James Trust, N.A., as Co-Trustees of the Thomas Glenn Chaffin Trust created under the terms of the Family Trust; and Jenny Chaffin and Raymond James Trust, N.A., as Co-Trustees of the Bethany Marie Butler Trust created under the terms of the Family Trust, dated July 22, 2022, and of record in Instrument No. 20220726-0085104, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jenny Chaffin, individually, a single woman by Quitclaim Deed from Bethany Marie Butler and Thomas Glenn Chaffin, dated July 25, 2022, and of record in Instrument No. 20220726-0085111, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **620 GAYLEMORE DRIVE, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4660, Page 1, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of July, 2022.

Marilyn Marie Gurgiolo
MARILYN MARIE GURGIOLO

Jenny Chaffin
JENNY CHAFFIN

Joseph B. Gravens
JOSEPH B. GRAVENS

By: Marilyn Marie Gurgiolo, AIF
Marilyn Marie Gurgiolo, pursuant to Power of Attorney
Of record in Instrument No. 20220627-0073788,
RODC, Tennessee.

Candy Lackey
CANDY LACKEY

By: Marilyn Marie Gurgiolo, AIF
Marilyn Marie Gurgiolo, pursuant to Power of Attorney
Of record in Instrument No. 20220627-0073787,
RODC, Tennessee.

Michael Gravens
MICHAEL GRAVENS

By: Marilyn Marie Gurgiolo, AIF
Marilyn Marie Gurgiolo, pursuant to Power of Attorney
Of record in Instrument No. 20220627-0073786,
RODC, Tennessee.

Dusty Gravens
DUSTY GRAVENS

By: Marilyn Marie Gurgiolo, AIF
Marilyn Marie Gurgiolo, pursuant to Power of Attorney
Of record in Instrument No. 20220627-0073785,
RODC, Tennessee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARILYN MARIE GURGIOLO and JENNY CHAFFIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARILYN MARIE GURGIOLO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JOSEPH B. GRAVENS, CANDY LACKEY, MICHAEL GRAVENS and DUSTY GRAVENS** the within-named bargainors, as the free act and deed of the said **JOSEPH B. GRAVENS, CANDY LACKEY, MICHAEL GRAVENS and DUSTY GRAVENS.**

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

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 01, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

Alina Braghis
AFFIANT

Sworn to and subscribed to before me this ~~15th~~ 1st day of ~~July~~ August, 2022.

Bailey Lindsey Kirby
NOTARY PUBLIC

My commission expires: 10-19-2025

BAILEY LINDSEY KIRBY Notary Public Cabarrus County My Comm. Exp. 10-19-2025 NORTH CAROLINA

Attachment

True Copy Certification

I, Alina Draghici, 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 and that this is a true and correct copy of the original document executed and authenticated according to law.

Document date: 07/15/2022

Signature date: 08/01/2022

State of NC

County of Mecklenburg

Personally appeared before me, Bailey Lindsey Kirby (name of notary), a notary public for this county and state, Alina Draghici (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Document date: 07/15/2022

Notary Signature

Signature date: 08/01/2022

My commission Expires: 10-19-2025

Notary Seal (if on paper)

BAILEY LINDSEY KIRBY
Notary Public
Cabarrus
County
My Comm. Exp.
10-19-2025
NORTH CAROLINA