Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 923992 DEEDWARR
09/30/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220930-0108303

39-B
File #22-1352

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacob Bell, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adrian A. Grinion, and Milagros Grinion, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Being Lot No. 125, Final Plat of Brookview Forest Phase IV Subdivision, as shown on plat of record in Instrument No. 200611070138639, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jacob Bell, an unmarried man, by deed dated 10/23/2007, and recorded 10/30/2007, from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument Number 20071030-0127751, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3621 Fairmeadows Court, Nashville, TN 37211.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

**NEW OWNER:**
**Adrian A. Grinion**
**3621 Fairmeadows Court**
**Nashville, TN 37211**

**RESPONSIBLE FOR TAX PAYMENT**
New owner

**TAX MAP-PARCEL #:**
**180-04-0B-115.00CO**

**WITNESS THE EXECUTION HEREOF** this 30th day of September, 2022.

Jacob Bell

**State of Tennessee )**
**County of Davidson )**

On this 30th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jacob Bell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2025

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$590,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of September, 2022.

Notary Public

My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## Certificate of Authenticity

I, Holly A. Mason, 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 September 30, 2022.

Affiant Signature

9/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY