Karen Johnson Davidson County
Batch# 939755 DEEDWARR
11/09/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20221109-0120310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$605,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 9TH DAY OF NOVEMBER, 2022.

COLEMAN R DIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/21/2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2232 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Kevon Khilaeizadeh and Tayler Ogburn 6963 Sunnywood Drive Nashville, TN 37211	Guaranteed Rate, Inc. 1806 W. Cuyler Ave., Ste 1W Chicago, IL 60613-2541	173090A39100CO

For and in consideration of the sum of Six Hundred Five Thousand And 0/100 ($605,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

PRESTON L GREGORY AND WIFE DEBORAH A. GREGORY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

KEVON KHILAEIZADEH, AN UNMARRIED MAN TAYLER OGBURN, AN UNMARRIED WOMANAS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot 325, Lenox Village, Phase Five, as shown on plat recorded in Instrument No. 20050120-0007427, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Preston L. Gregory, an unmarried man, by Warranty Deed from James Patrick McNally, an unmarried man, dated April 27, 2019, and recorded April 30, 2019 in Instrument No. 20190430-0039844, in the Register's Office of Davidson County, Tennessee.

Deborah A. Gregory, wife of Preston L. Gregory , hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he/she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 6963 Sunnywood Drive, 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(S), their heirs and/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR PRESTON L GREGORY AND WIFE DEBORAH A. GREGORY to KEVON KHILAEIZADEH, AN UNMARRIED MAN, TAYLER OGBURN, AN UNMARRIED WOMAN,AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FOR THE TRANSFER OF PROPERTY LOCATED AT 6963 SUNNYWOOD DRIVE, NASHVILLE, TN 37211.]

Witness our/my hand on the 9th day of November, 2022.

Preston L Gregory

Deborah A. Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Preston L Gregory and Deborah A. Gregory, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November, 2022.

Notary Public
My Commission Expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 9th day of November, 2022.

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 9th day of November, 2022.

Notary's Signature

Commission Expires: September 8, 2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025