Name and Address of New Owner:
Edward Decker and Jocelyn Decker
760 Harpeth Bend Drive
Nashville, TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 136030B01900CO

Karen Johnson Davidson County
Batch# 958460 DEEDWARR
01/06/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20230106-0001143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terry Mac Graverson and Gayle Thresa Graverson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edward Decker and Jocelyn Decker, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 64, Building No. 27, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131, an in Book 4675, page 145, Register' s Office for said County, to which reference is hereby made.

Being the same property conveyed to Terry Mac Graverson and Gayle Thresa Graverson, husband and wife by Warranty Deed from Randa K. Wells and Cary Allen Hart, the Heirs at Law to The Estate of Catherine A. Hart, dated November 7, 2019, of record in Instrument No. 20191114-0117302, Register's office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as**: 3880 Priest Lake Drive, Unit 64, Nashville, TN 37217**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of January, 2023.

Terry Mac Graverson (SEAL)

Terry Mac Graverson

Gayle Thresa Graverson (SEAL)

Gayle Thresa Graverson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2023, before me personally appeared Terry Mac Graverson and Gayle Thresa Graverson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of January, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $242,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Cheney
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of January, 2023.

Diane M. March STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 1-11-26

True Copy Certification

I, **Diane March,** 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 4th day of January, 2023.

Affiant Signature
Date 01/04/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON