Karen Johnson Davidson County
Batch# 966077 DEEDWARR
01/31/2023 02:25:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007224

THIS DOCUMENT PREPARED BY **BRIAN S. SHELTON** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
William A. Grana, Jr. and Tracy W. Grana, Co-Trustees of the Grana Family Trust dated December 22, 2022 640 Belle Park Circle Nashville, TN 37205	SAME	130-13-0A-010.00-CO

WARRANTY DEED

KNOW ALL PERSONS by these presents that WILLIAM A. GRANA, JR. AND TRACY W. GRANA, HUSBAND AND WIFE (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcel of real property, hereby transfer and convey unto, WILLIAM A. GRANA, JR. AND TRACY W. GRANA, CO-TRUSTEES OF THE GRANA FAMILY TRUST DATED DECEMBER 22, 2022, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to

warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand this 24 day of January, 2023.

William A. Grana, Jr.

Tracy W. Grana

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Grana, Jr. and Tracy W. Grana, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of January, 2023.

Notary Public

My Commission Expires: 7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat of Jardin De Belle Subdivision, a Planned Unit Development of record in Instrument No. 20050822-0099470, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completre description of the property.

Being the same property conveyed to William A. Grana, Jr. and Tracy W. Grana, husband and wife by deed from SY Development Group, LLC, a Tennessee limited liability company dated August 17, 2020, recorded of record as Instrument Number 20200818-0092627, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 640 Belle Park Circle, Nashville, TN 37205