Karen Johnson Davidson County
Batch# 971340 DEEDWARR
02/15/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230215-0011099

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2023.

Andrea Steinman
Notary Public

My commission expires: 01/2026

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kayla Stipp **Jordan Edward Godsey**	Lakeview Loan Servicing LLC	**082-07-0-346.00**
311 Grace Street	507 Prudential Road	
Nashville, TN 37207	Horsham, PA 19044	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Roy Gibson, Trustee of The Grace Street Trust,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Stipp and Jordan Edward Godsey** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 311 Grace St., Nashville, TN 37207, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of East Nashville, Real Estate Company's Plan of Lots, of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 50 feet on the north side of Grace Avenue, formally Josephine Avenue, and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Roy Gibson, Trustee of the Grace Street Trust, by Quitclaim Deed from Damon Parker, unmarried, and Sharon Harler, unmarried, as tenants in common with right of survivorship, dated 01/07/2016 and recorded 01/11/2016 in Instrument No. 20160111-0002511, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20160216-0014156, said Register's Office.

Tax Map/Parcel ID: 082-07-0-346.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 311 Grace Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES

that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Witness my/our hand(s) this 19th day of January, 2023.

Roy Gibson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of January, 2023, before me personally appeared **Roy Gibson, Trustee of The Grace Street Trust**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of January, 2023.

Notary Public

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Commission Expiration:
5/20/2025

LTE File No.: 22-1921TN

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 January 19, 2023.

Affiant Signature

Date: January 19, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this January 19, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

