This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-20214-SL

Karen Johnson Davidson County
Batch# 974937 DEEDWARR
02/28/2023 11:04:44 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20230228-0014059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2023.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Todoran 2329 Brittany Drive Nashville, TN 37206	New Owner	083 11 0 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Leonard Leslie Graham, Jr., Lee Alan Graham, and Bruce Leon Graham, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Todoran, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5, formerly Parcel "A" reserved on the Plan of Eastland Acres, Section 8, as of record in Book 3106, Page 35 being amended in Book 4131, Page 38, Register's office for said County, Said parcel "A" fronts 100.4 feet on the northerly side of Brittany Drive and extends back 231.9 feet on the westerly line and 128 feet on the easterly line to a Broken line, measuring 154.2 feet thereon.

Being the same property conveyed to Leonard L. Graham and wife Nannie S. Graham by Warranty Deed from Alfred Hibdon and wife, Pauline Hibdon of record as Instrument No. 31449, Book 4024 Page 696 in the Register's Office for Davidson County, Tennessee, dated June 7, 1966 and recorded on June 10, 1966. The said Leonard L. Graham having since died December 27, 2013, leaving Nannie S. Graham as surviving Tenant by the Entirety. Nannie S. Graham having since died testate April 22, 2022. The Last Will and Testament of Nannie S. Graham was admitted for a Small Estate Administration in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville / Davidson County, Tennessee (Probate Division). Leonard Leslie Graham, Jr., Lee Alan Graham and Bruce Leon Graham execute this instrument as the devisees under said Last Will and Testament, and also as all heirs at law of Nannie S. Graham. See Affidavits of Heirship of record in Instrument Nos. 20230228-0014057 and 20230228-0014058.

This property is not the primary residence of Leonard Leslie Graham, Jr., and Lee Alan Graham and as such is not subject to any homestead, dower or other marital interest.

This is improved property located at: **2329 Brittany Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2023.

GRANTOR:

Leonard Leslie Graham, Jr.

Lee Alan Graham

Bruce Leon Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leonard Leslie Graham, Jr., Lee Alan Graham, and Bruce Leon Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025