Karen Johnson Davidson County
Batch# 979146 DEEDWARR
03/10/2023 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $610.50
20230310-0017293

**Recordation Requested By/Return to:**
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23549942

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
RYAN SMITH
o/b/o BC Law Firm, P.A
409 SHADOW PKWY CHATTANOOGA, TN 37421
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| PHILLIP GRACE<br>AND AUSTIN LOTT | PHILLIP GRACE,<br>AND AUSTIN LOTT | 094-08-0-057.00 |
| 243 HICKORYDALE DRIVE<br>NASHVILLE, TN 37210 | 243 HICKORYDALE DRIVE<br>NASHVILLE, TN 37210 | |

This Deed executed this 6th day of March 2023, for good consideration, I (We) **PHILLIP GRACE a/k/a PHILLIP H. GRACE AND KEISHA D. GRACE, HUSBAND AND WIFE AND AUSTIN LOTT, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 243 HICKORYDALE DRIVE, NASHVILLE, TN 37210, hereby bargain, deed, and convey to **PHILLIP GRACE, AN UNMARRIED MAN AND AUSTIN LOTT AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 243 HICKORYDALE DRIVE, NASHVILLE, TN 37210, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Clover Nook of record in Book 2900, Pages 51 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Phillip H. Grace and Keisha D. Grace, Husband And Wife And Austin Lott As Tenants In Common With Rights Of Survivorship by Deed dated 06/05/2019, and recorded on 06/10/2019 as Instrument No.20190610-0055577 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 094-08-0-057.00
Property Address: 243 HICKORYDALE DRIVE, NASHVILLE, TN 37210

This instrument was prepared without the benefit of a title examination.
TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 6th day of March, 2023.

**PHILLIP H. GRACE**

**AUSTIN LOTT**

STATE OF TN )
) SS.
COUNTY OF Davidson )

On this 6th day of March 2023, before me personally appeared **PHILLIP H. GRACE AND AUSTIN LOTT** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/06/2025

WITNESS the hands and seal of said Grantors this 6th day of March, 2023.

Keisha D. Grace

**KEISHA D. GRACE**

STATE OF TN )
) SS.
COUNTY OF Davidson )

On this 6th day of March 2023, before me personally appeared **KEISHA D. GRACE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tressie M. Lewis

Notary Public
My Commission Expires: 01/06/2025

**VALUATION AFFIDAVIT**

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $**165,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

Kiesha Grace

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 6th day of March, 2023.

Notary Public
My Commission Expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

**Name and address for person(s) responsible for taxes:**
PHILLIP GRACE AND AUSTIN LOTT
243 HICKORYDALE DRIVE
NASHVILLE, TN 37210

**Name and Address of property owner:**
PHILLIP GRACE AND AUSTIN LOTT
243 HICKORYDALE DRIVE
NASHVILLE, TN 37210

**Tennessee Certification of Electronic Document**

I, Tu Huynh, 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 03/06/2023 (date of document).

Affiant Signature

03/8/2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 8th day of March, 2023.

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL