Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

23-C

Karen Johnson Davidson County
Batch# 997799 DEEDWARR
05/01/2023 09 10 25 AM 2 pgs
Fees: $13 00 Taxes: $1,054 50

20230501-0031734

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-[illegible]

KERISHA MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm Expires
September 2, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION
WHICHEVER IS GREATER, FOR
$285,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April 2023

Notary Public

Commission Expires _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mallory Leah Grangruth 1317 Havenbrook Drive Nashville, TN 37207	Rocket Mortgage 1050 Woodward Ave Detroit MI 48226	050-02-0B-256 00-CO

WARRANTY DEED

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, I/WE,

Patrick A. Dinsmoor, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mallory Leah Grangruth, a single woman,

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

Land in Davidson County, Tennessee, being Unit No 256 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No 20171116-0117974 and corrected by Scrivener' s Affidavit of record in Instrument No 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being the same property conveyed to Patrick A Dinsmoor, unmarried man by Special Warranty deed from NVR, Inc , a Virginia Corporation T/A Ryan Homes of record in Instrument No 20190709-0066744 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 09, 2019

Carol Dinsmoor is hereby joining in on the conveyance of this document to convey any and all marital rights she may have

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

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 1317 Havenbrook Drive, 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 so 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 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

Dated this the 28th day of April, 2023

Patrick A. Dinsmoor

Patrick A Dinsmoor

Carol Dinsmoor

Carol Dinsmoor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2023, before me personally appeared Patrick A Dinsmoor and Carol Dinsmoor, 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 28th day of April, 2023

A.C. Martin

Notary Signature
My commission expires 5-16-26

