Karen Johnson Davidson County
Batch# 1004162 DEEDWARR
05/17/2023 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230517-0036744

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

CHRISTY M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**06-NSH23-05692**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| George T. Grammas and Kimberly Grammas<br>2161 River Overlook Drive<br>Hermitage, TN 37076 | NEW OWNER | 097 02 0A 429.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie E. Petty, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kimberly Grammas, and unmarried woman and George T. Grammas, a married man as joint tenants**, hereinafter called the Grantees, their successors 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 Lot No. 429 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jamie E. Petty, an unmarried woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20140909-0082289, in the Register's Office of Davidson County, Tennessee, dated September 05, 2014, and recorded on September 09, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2161 River Overlook Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5thday of May, 2023

Jamie E. Petty

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 Jamie E. Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 5th day of May, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Emily Manno, 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 5/5/23.

Date

Affiant Signature

5/5/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of May, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026