ADDRESS NEW OWNER: Nathan Boyd Foriest
6500 Fleetwood Dr
Nashville, TN 37209

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 102-08-0-045.00

Karen Johnson Davidson County
Batch# 1004705 DEEDWARR
05/18/2023 09 45 47 AM 2 pgs
Fees. $13 00 Taxes $2,053 50
20230518-0037223

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Reece B. Graham, Jr., married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nathan Boyd Foriest, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Horton Heights, Section IV, as of record in Book 1835, Page 129, Register's Office for said County, described as follows:

Beginning on the southwesterly side of Russleo Drive at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, southwestwardly 144.6 feet; thence south 49°47' east 146 feet to the northwesterly margin of Fleetwood Drive; thence with same northeastwardly 125 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.3 feet to the southwestwerly margin of said Russleo Drive; thence with the same northwestwardly 134.4 feet to the beginning.

Being the same property conveyed to Reese B. Graham and wife, Betty Jean Graham by Warranty Deed from Mrs. Gertrude Appleton Brumit, recorded September 25, 1958, of record in Book 2806, Page 71, Register's Office for Davidson County, Tennessee. Betty Jean Graham also known as Betty Jean Graham died December 13, 2019, leaving Reese B. Graham as the surviving tenant by the entirety.

Also being the same property conveyed to Reece B. Graham, Sr., and Reece B. Graham, Jr., as Joint Tenants with Full Rights of Survivorship, and not as Tenant in Common by Quitclaim Deed from Reece B. Graham, Sr., recorded October 29, 2020, of record in Instrument No. 20201029-0125923, Register's Office for Davidson County, Tennessee. Reece B. Graham, Sr., died August 10, 2022, leaving Reece B. Graham, Jr., as the surviving tenant by the entirety.

Reece B. Graham, Sr., is one and the same person as Reese B. Graham and Reece Bennett Graham, Sr.

Betty Jean Graham is one and the same person as Betty Orton Graham.

Reece B. Graham, Jr., is one and the same person as Reece Graham, Jr., and Bennett Graham.

This is property with a common address of 6500 Fleetwood Drive, Nashville, TN 37209.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital rights therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantees at closing.(2) All matters as shown on the Plan of the Horton Heights, Section IV of record in Book 1835, Page 129, Register's Office for Davidson County, Tennessee.(3) Restrictions for Horton Heights, Sections II, IV and V of record in Book 2087, Page 566, as modified in Book 2093, Page 49, said Register's Office. [NOTE: Expired July 11, 1977.](4) Agreement for Dedication of Easement for Sanitary

Sewers and/or Storm Drainage of record in Book 4288, Page 263, said Register's Office.(5) No insurance or opinion is afforded as to the exact amount of square footage or acreage of said property.(6) Title to that portion of subject property embraced within the bounds or roads, highways, easements and rights-of-way.(7) Subject to the rights of the subject property to access to a public thoroughfare.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of May 2023.

Reece B. Graham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Reece B. Graham, Jr., married,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 8th day of May 2023.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $555,000.00.

Affiant

Subscribed and sworn before me this 8 day of May 2023.

Notary Public
My Commission Expires: 10-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

File No. 2304-048