WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005782 DEEDWARR
05/22/2023 09.15 37 AM 2 pgs
Fees $13.00 Taxes $3,326 30

20230522-0038097

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000 00

Marianne Christine Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/3/25

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS Marianne Christine Williamson	SEND TAX BILLS TO. New Owner	MAP-PARCEL NUMBERS
(NAME) 116B N 9th St	(NAME)	082-12-1E-002 00-CO
(ADDRESS) Nashville TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nathan G. Graham** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Marianne Christine Williamson**, unmarried, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 116 N 9th, a Horizontal Property Regime With Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200622-0066286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here by made for a more complete description of the property.

Being the same property conveyed to Nathan Graham by Quit Claim deed from N 9th B, LLC of record in Instrument No. 20220411-0041544 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 11, 2022. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Nathan G. Graham by Quit Claim deed from Nathan Graham of record in Instrument No. 20220516-0056204 Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on May 16, 2022.

Grantor warrants that this is not his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 116B N 9th St. Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 19th day of May, 2023

Nathan G. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nathan G. Graham,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2023

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY