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

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

LEAH TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-22-2024

Karen Johnson Davidson County
Batch# 1006347 DEEDWARR
05/23/2023 09 41 42 AM 2 pgs
Fees $13 00 Taxes $1,517 00

20230523-0038649

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc , 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.. 23-cd-139

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL NO (S)
Kevin A Naim and Madison R Boyd,	Third Federal Savings & Loan Assoc. OF Cleveland	161 09 0A 033.00 CO
(NAME) 4817 Bevendean Drive	(NAME) 7007 Broadway Ave	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cleveland OH 44105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GRAYSON PARKER TERRELL, MARRRIED , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN A NAIM, AN UNMARRIED MAN AND MADISON R BOYD, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 Townhome Unit No 4817 aka Lot 43, as set forth in the Master Deed establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being known as part of Exhibits "E" and "A" to said Master Deed as amended

Being the same property conveyed to Grayson Parker Terrell, single man by Warranty Deed from Whitney P. Fischer, an unmarried woman and Ashley N Fischer, an unmarried woman, tenants in common with right of survivorship, dated November 25, 2019, recorded November 27, 2019, of record in Instrument 201911270122666, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4817 Bevendean Drive, Nashville, TN 37221
(House No) (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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property

Witness our hands this 22 day of May, 2023

Grayson Parker Terrell

Caroline Lea Terrell

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of May 2023, before me personally appeared Grayson Parker Terrell and Caroline Lea Terrell to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal at Franklin, Tennessee this 22 day of May, 2023

Commission Expires. _____

Notary Public

LEAH TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 10-23-2024