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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015959 **DEEDWARR**
06/16/2023 09:52 57 AM 2 pgs
Fees $13 00 Taxes $11,081 50

20230616-0046029

SUSAN L JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,995,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MST 2023-0522

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles W. Fawcett III		159-00-0-262 00
(NAME) 1144 Oman Drive	(NAME) Same as New Owner	
(ADDRESS) Brentwood, TN 37027	(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, I/WE, **Gregg Homebuilding Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles W. Fawcett III** 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 Lot No. 2 on the Plan of Foster Subdivision of record in Plat at Instrument No. 20070103-0001303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregg Homebuilding Company, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jefferson Adcock and Adora Evelyn Adcock, husband and wife, of record in Instrument No. 20210304-0027919 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023,constitute a lien against said property but are not yet due and payable Subject to all matters shown on the Plan of record in Plat at Instrument No. 20070103-0001303, Register's Office for Davidson County, Tennessee

This property, known as 1144 Oman Drive, Brentwood, TN 37027
(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/our hand(s) this 15th DAY OF June, 2023

Gregg Homebuilding Company, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Sole Member of Gregg Homebuilding Company, LLC, the within named bargainor, a Tennessee limited liability company, and that Alex Gregg, as Sole Member, being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as Sole Member of said company

Witness my hand and official seal, this the 15th day of June, 2023

_____
Notary Public

My Commission Expires 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024