Karen Johnson Davidson County
Batch# 1025890 DEEDWARR
07/13/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230713-0053823

**Name and Address of New Owner:**
Denny James Graham and Julianna Dominique Price
296 Haynes Park Drive
Nashville, TN 37218

**Send Tax Statements To:**
Northern Mortgage Services, LLC
2828 Wilson Avenue SW
Grandville, MI 49418

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23060837

**Map and Parcel:** 059 13 0 155.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sparrow Investments, LLC, a Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Denny James Graham, a single man, and Julianna Dominique Price, a single woman**, 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. 225 on the Plan of Haynes Park Subdivision, Section 3, of record in Book 4460, page 185, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Sparrow Investments, LLC, a Limited Liability Company, by Warranty Deed filed for record on March 16, 2023 in Instrument No. 20230316-0019030, of the Register's Office of Rutherford County, Tennessee.**

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Haynes Park, Section III of record in Book 4707, page 766; All matters as set forth per plat of record in Book 4460, page 185; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 296 Haynes Park Drive, Nashville, TN 37218

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 assigns, 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 our hand this 6th day of July, 2023.

Sparrow Investments, LLC

BY: _____
Lyle Spann, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Lyle Spann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Sparrow Investments, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 6 of July, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00.

Affiant Signature

Subscribed and sworn to before me, this 7th day of July, 2023.

Notary Public
My Commission Expires: 1-8-25

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 7/6/2023.

Affiant Signature

7/12/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of July, 2023.

Notary Public

(SEAL)

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-19-2027

900