WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026893 DEEDWARR
07/17/2023 11 06 16 AM 2 pgs
Fees $13 00 Taxes $2,765 75

20230717-0054635

G-RG-23-4934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 3/6/27 (AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Margaret Jamison and James Carl Addison **Dale H. Jamison, Jr.**	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME) **4934 Stillwood Drive**	(NAME) 2 Cadillac Dr	**146-07-0-086.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW GREGG AND MARGARET GREGG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET JAMISON AND JAMES CARL ADDISON, WIFE AND HUSBAND, A ONE-HALF UNDIVIDED INTEREST AND DALE H. JAMISON, JR. AND DEBBIE DEERE JAMISON, HUSBAND AND WIFE, A ONE-HALF UNDIVIDED INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 145 on the Plan of A Revision of a Part of Section One, Revised Crieve Hall Estates of record in Plat Book 2083, Page 27, 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 Andrew Gregg and Margaret Gregg, husband and wife by Warranty deed from Equity Trust Co. Custodian fbo Roger Myers IRA of record in Instrument No. 20070423-0048020 Register's Office for Davidson County, Tennessee, dated April 13, 2007 and recorded on April 23, 2007.

This conveyance is subject to.
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 27, Register's Office for Davidson County, Tennessee
- Restrictive Covenants for Detached Structure of record in Instrument Number 20051114-0136759, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6342, Page 473, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4934 Stillwood Drive, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF JULY, 2023

Andrew Gregg

Margaret Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW GREGG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of July, 2023.

Notary Public
My Commission Expires.
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET GREGG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2023.

Notary Public
My Commission Expires.
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212