Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Ste 130
Nashville, TN 37215

CRT File No. 230745190B

Karen Johnson Davidson County
Batch# 1037735 **DEEDWARR**
08/14/2023 09 30 13 AM 2 pgs
Fees $13 00 Taxes $1,517 00

20230814-0062825

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $410,000 00.

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 11th day of August, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phyllis A. Graffam Revocable Trust dated June 23, 1982. 330 Franklin Rd., Ste 135A-238 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 188-10-0A-381.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy Graffam, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Graffam, Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat at Instrument No. 20210120-0008752, 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 Tammy Graffam by Warranty deed from Mia Graffam of record in Instrument No. 20230807-0060952 Register's Office for Davidson County, Tennessee, dated August 7, 2023 and recorded on August 7, 2023.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20210120-0008752, Register's Office of Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836 and Instrument No. 20210625-0086747, Instrument No 20140603-0048042, Instrument No. 20180125-0008094, Instrument No. 20170321-0027273 and Instrument No. 20230320-0019922 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Assignment of Declarants Rights of record in Instrument Number 20171002- 0100690, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057 and Assignment of Easement in Instrument No. 20140827- 0078032, in the Register's Office for Davidson County, Tennessee.
Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No.20070511-0056718 and Instrument No. 20070511- 0056719, in the Register's Office for Davidson County, Tennessee.
Reservations contained in Deed of record in Instrument Number 20170628- 0065119, in the Register's Office for Davidson County, Tennessee.
Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 9975, Page 541and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, Book 3611, Page 193, Book 3671, Page 353 , Book 4588, Page 353 and Instrument 20140507-0038903 in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20070627-0076581, amended in Instrument No 20070821-0099817, Instrument No. 20080515-0049892, Instrument No. 20080515- 0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1039 Milson Lane Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2023

Tammy Graffam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tammy Graffam, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026