Karen Johnson Davidson County
Batch# 1042860 DEEDWARR
08/25/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230825-0066605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of August, 2023.

(Affix Seal) Notary Public

My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2023-08-1136

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Peter Scott Gray 2222 24th Avenue North Nashville, TN 37208	NEW OWNER Peter Scott Gray 2222 24th Ave North Nashville, TN 37208	Map/Parcel 081-02-2M-001.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cassidy Kretz, formerly known as Cassidy Rose Foulk, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Scott Gray, a single man**, hereinafter called the GRANTEE, his heirs 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 Unit A, 24th Avenue North Residences III, a Horizontal Property Regime with private elements, as shown as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 24th Avenue North Residences III of record in Instrument Number 20180621-0059717, 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 a part of the same property conveyed to Brian J. Wood and Pamela D. I. Wood, as Trustee under the Wood Family Revocable Living Trust Agreement by Warranty Deed from Gary Henderson, Jr of record in Instrument No. 20041103-0132662 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 03, 2004.

Being a part of the same property conveyed to JMS Property Group, LLC, a limited liability company by Warranty Deed from Brian J. Wood and Pamela D. I. Wood, as Trustees under the Wood Family Revocable Living Trust Agreement of record in Instrument No. 20180315-0024428 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

Being a part of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee limited liability company by Warranty deed from JMS Property Group, LLC, a Colorado Limited Liability Company of record in Instrument No. 20180319-0025711 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 19, 2018.

Being the same property conveyed to Cassidy Rose Foulk, a single person by Warranty Deed from Jean Lafitte Designs, LLC, a Tennessee limited liability company, dated October 4, 2019 and recorded October 10, 2019 in Instrument No. 20191010-0103796, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2222 24th Avenue North, Nashville, TN 37208 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Kyle Kretz joins in the execution of this instrument to convey all his right, title and interest he may have in the subject property by virtue of his marriage to Cassidy Kretz.

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.

Effective the 24 day of August, 2023:

Kyle Kretz

Cassidy Kretz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of August, 2023, before me personally appeared Cassidy Kretz and Kyle Kretz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of August, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **8/24/2023** (date of document).

Affiant Signature

8/24/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

