Karen Johnson Davidson County
Batch# 1056275 DEEDWARR
10/02/2023 02:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231002-0077370

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4).

Affiant

Sworn to and subscribed before me this 10/2, 2023.

Comm Exp: _____

Notary Public

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
STEPHEN JOEL GRANT and CHRISTI ELLEN REED GRANT, Trustees		
GRANT FAMILY TRUST dated September 14, 2023	SAME AS NEW OWNER	116080G21700CO
3721 Auburn Lane		
Nashville, Tennessee 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, CHRISTI ELLEN REED GRANT and STEPHEN JOEL GRANT, wife and husband, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to STEPHEN JOEL GRANT and CHRISTI ELLEN REED GRANT, Trustees of the GRANT FAMILY TRUST, dated September 14, 2023, and any amendments thereto, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5 of Chestnut Hill Condominium (Sugartree Phase V) 2nd Revision, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 537 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to CHRISTI ELLEN REED GRANT and STEPHEN JOEL GRANT, wife and husband, by JANET PARSONS GLASSCOCK, unmarried, by

Warranty Deed of record in Instrument No. 20140703-0059135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for current and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 537, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; the provisions of the condominium Master Deed of record in Book 5560, Page 763, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provision of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, Page 157, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 11758, Page 466, said Register's Office.

The legal description is taken from the prior deed of record.

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 as GRANTORS 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 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.

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

The improved property is known as 3721 Auburn Lane Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on 10/2 2023.

CHRISTI ELLEN REED GRANT

STEPHEN JOEL GRANT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTI ELLEN REED GRANT and STEPHEN JOEL GRANT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Nashville, Tennessee, this Oct 2nd, 2023.

My Commission Expires June 13, 2027

NOTARY PUBLIC

My Commission Expires: _____

KALLEIGH TURNMYRE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202310020077370

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 October 2 2023.

ROBERT M. PAUTIENUS III — Date 10/2/23

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary Public

My Commission Expires:

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 October 2, 2023.

10/2/23
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary Public

My Commission Expires: PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025