WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063591 DEEDWARR
10/23/2023 09 05.17 AM 2 pgs
Fees. $13.00 Taxes $499 50

20231023-0082692

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNEESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No · P23-6010-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP/PARCEL NO(S)
Kyle Graves and April Graves	NEW OWNER	050-14-0-006.00
(NAME) 1003 Scarlet Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MABEL DEAN CASH, A/K/A MABLE DEAN CASH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE GRAVES AND APRIL GRAVES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 733 on the Plan of Section Four, Parkwood Estates of record in Book 3300, Pages 79 and 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 733 fronts 82.49 feet on the Northwesterly margin of Healy Drive and runs back between lines, 144.7 feet on the Northeasterly line and 144.9 feet on the Southwesterly line to a dead line in the rear on which it measures 74.5 feet.

Being the same property conveyed to Mabel Dean Cash by Warranty Deed from Jerry P, Edwards and wife, Reba Edwards of record in Book 4712, page 776, Register's Office for Davidson County, Tennessee, dated May 30, 1973 and recorded on May 31, 1973.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3207 Healy Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, 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 hands this 18 day of October, 2023.

Mabel Dean Cash A/K/A Mable Dean Cash by Judith G. Wathen, Attorney-in-fact

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY ~~OF DAVIDSON~~ Bullitt

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Judith G. Wathan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Mabel Dean Cash A/K/A Mable Dean Cash** as her Attorney in Fact, as the free act and deed of the within named **Mabel Dean Cash A/K/A Mable Dean Cash,** pursuant to a Durable Power of Attorney of record in Instrument Number 20230524-0039017, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this the 18 day of October, 2023.

Lisa R Dunham
Notary Public

My Commission Expires 11/02/2024

LISA R DUNHAM
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP17894
MY COMMISSION EXPIRES NOVEMBER 2, 2024