Prepared By & Return To: Tennessee Title Services, LLC 547 N Mt Juliet Road, Suite 100 Mt. Juliet, TN 37122 SG-23-4185	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2023 Notary Public Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1069181 DEEDWARR
11/07/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20231107-0086911

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Richard Grohler 4014 Clifton Avenue Nashville, TN 37209	New Owner	091-08-0-367.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Abigail Oakes, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Richard Grohler , an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 originally described as Lot No. 10 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), and being more particularly described as follows:

Commencing at an iron pipe (found) in the Northerly right of way of Clifton Avenue (50' ROW) located at the Southeast corner of the Mark Hughes Property also being Lot 13 of block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 degrees 23' 18 Sec West, 89.72 feet to an iron pin (set) in said Clifton Avenue, this being the True Point of Beginning;

Thence with Clifton Avenue, North 83 degrees 39' 57" West, 29.89 feet to an iron pin (set);
Thence leaving Clifton Avenue, North 01 degrees 16' 00" West, 130.19 feet to an iron pin (set) in the Southerly right of way of an unimproved alley (#1205);
Thence with alley, North 87 degrees 25' 31" East, 29.64 feet to an iron pin (set);
Thence leaving said alley, South 01 degrees 16' 00" East, 134.82 feet to the Point of Beginning. Containing 3926.21 sq. ft., or 0.090 ac.

Being the same property conveyed to Abigail Oakes, a single woman by Warranty Deed from Infinium Builders, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20180613-0056701 Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 13, 2018. The said Abigail Oakes has since married and now known as Abigail Oakes, a married woman. Gabriel Da Silva hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4014 Clifton Avenue, Nashville, TN 37209

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 so 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.

Dated this the 2nd day of November, 2023.

Abigail Oakes

Gabriel Da Silva

STATE OF TENNESSEE
COUNTY OF WILSON

On this 2nd day of November, 2023, before me personally appeared Abigail Oakes and Gabriel Da Silva, 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 2nd day of November, 2023.

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 11/2/2023.

Affiant Signature – Joshua A. Terry

11/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27