WARRANTY DEED

Karen Johnson Davidson County
Batch# 1070063 DEEDWARR
11/09/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20231109-0087751

BS-ROA-23-4837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Grammon and Joshua Grammon	Jessica+Joshua Grammon	
(NAME)	(NAME)	**161-10-0B-190.00-CO**
4837 Enoch Drive	1162 Huntington Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERWAR ORAY AND ARYA ORAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA GRAMMON AND JESSICA GRAMMON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 36 on the Plan of Final Plat of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949, 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 Berwar Oray and Arya Oray, husband and wife by Warranty deed from Pongstorn Jarupat and Raviwan Jarupat, husband and wife of record in Instrument No. 20071205-0141025 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 20000606-0056066, Book 6398, Page 495, Page 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee
- Charter of Villages of Brentwood HOA of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Summit HOA of record in Instrument Number 20000606-0056067, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space to HOA of record in Instrument Number 20001214-0122894, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress & Egress easement of record in Book 11076, Page (s) 537 and 666 and Book 11526, Page 579, Book 11076, page 661, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4837 Enoch Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF NOVEMBER, 2023.

Berwar Oray

Arya Oray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERWAR ORAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARYA ORAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 11/7/23.

Affiant Signature – Joshua A. Terry

11/9/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/9/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24