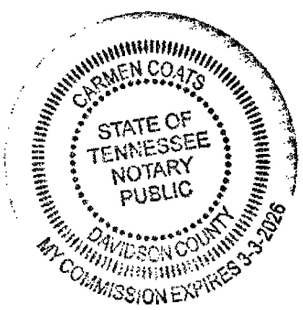
Karen Johnson Davidson County
Batch# 1070258 DEEDWARR
11/13/2023 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,866.50
20231113-0087988



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,045,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2023.

Notary Public

My commission expires: 3/3/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Oxford and Lyndsey Oxford	New owner	132-01-0-121.00
4037 Outer Dr		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Caleb Ryan Graves and Abigail Graves, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

John Charles Oxford and Lyndsey Weaver Oxford, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98 and 99, 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 Caleb Ryan Graves and Abigail Graves, husband and wife by Quitclaim deed from Caleb Ryan Graves and Abigail Robinson, now known as Abigail Graves of record in Instrument No. 20200929-0111992 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 29, 2020.

This is **improved** property known as **4037 Outer Dr, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 8th day of November, 2023.

Caleb Ryan Graves

Abigail Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Caleb Ryan Graves and Abigail Graves, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of November, 2023.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 23-001661-525

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 November 8, 2023 (date of document).

Affiant Signature

November 10, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of November, 2023

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 7-7-25