Karen Johnson Davidson County
Batch# 1071293 DEEDWARR
11/14/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231114-0088670

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 231046065**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 9th day of November, 2023. Notary Public My Commission Expires: 11/7/24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Sylvia Parham 502 Cumberland Avenue Madison TN 37115-3335	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043-09-0-201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Sean Gray and Elizabeth Ashley Weddle n/k/a Elizabeth Gray, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sylvia Parham, single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly one-half of Tract 3, Block G, of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Sean Gray, an unmarried man Elizabeth Ashley Weddle, an unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from Rhythm Homes and Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200320-0030711 Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Utility Easement and Maintenance Agreement of record in Instrument Number 20191112-0116637, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 502 Cumberland Avenue Madison TN 37115-3335

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 9th day of November, 2023.

Christopher Sean Gray

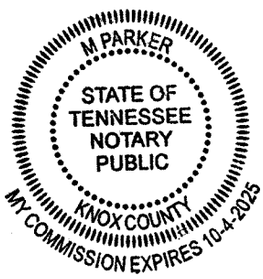
Elizabeth Gray

STATE OF Tennessee)
COUNTY OF Claiborne)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Sean Gray and Elizabeth Gray, 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.

Witness my hand, at office, this 8th day of November, 2023.

Notary Public
My Commission Expires: 10/04/2025



Certificate of Authenticity

I, Katie Smith, 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 11/9/23.

Date

Affiant Signature

11/9/23

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of November, 2023.

Notary's Signature

My Commission Expires: 11/7/24

Notary's Seal (if on paper)

