Karen Johnson Davidson County
Batch# 1081302 DEEDWARR
12/12/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20231212-0095790

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4537

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of ~~December,~~ November 2023

Notary Public

Commission Expires: 3/3/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Jookar and Christopher Jookar 1317 Quail Valley Road Nashville, TN 37214	Same as Owner	108-12-0A-002.00-CO

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,

John Wyman Graves, a married man

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

Hannah Jookar and Christopher Jookar, wife and husband

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 Unit No. 2, Lot No. 52 on the Plan of Condominium Site Plan, Phase Seven, Lots 29-52 and 80, Section Four, Quail Valley of record in Plat Book 5200, Page(s) 522 and 523, 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 John Wyman Graves, a married man by Warranty Deed from Bradley D. Patterson and Lori Patterson, husband and wife of record in Instrument No. 20200812-0089609 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 12, 2020.

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: 1317 Quail Valley Road, Nashville, TN 37214

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.

The subject property is neither the principal residence of the Grantor nor his spouse or any dependant.

Dated this the ~~1st~~ 30th day of ~~December,~~ November LLW 2023.

John Wyman Graves

STATE OF ~~TENNESSEE~~ Kentucky LLW
COUNTY OF ~~DAVIDSON~~ Fayette

On this ~~1st~~ 30th day of ~~December~~ November LLW, 2023, before me personally appeared John Wyman Graves ~~and Andrea Nicole Graves~~ LLW, 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 ~~1st~~ 30th day of ~~December~~ November LLW, 2023.

Lauranne L. Williams
Notary Signature
My commission expires: 8.7.2025

LAURANNE L. WILLIAMS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP30805
My Commission Expires Aug 7, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 11/30/2023.

Date

Tonya Loftin

Affiant Signature

December 12, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of December, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)