THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146202

Karen Johnson
Batch # 1083630
12/19/2023 12:19:35 PM
Fees: $13.00 Taxes: $1,775.63

Davidson County
DEEDWARR
2 pgs

20231219-0097770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $479,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2023.

Notary Public
My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/18/2027
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Bryant and Diana Catalan Navarro 97 Lightwood Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 174-09-0B-067.00-CO

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, **Jordan Lewis Graham and Madison Rae Graham, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Bryant and Diana Catalan Navarro, husband and wife**, ("Grantees"), its 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 Lot No. 67 on the Plan of Final Plat Kingsport Phase 2 of record in Plat at Instrument No. 20210915-0123510, 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 Jordan Lewis Graham and Madison Rae Graham, husband and wife by Special Warranty deed from SDH Nashville LLC, a Georgia limited liability company of record as Instrument Number 20220928-0107270, Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 28, 2022.

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 2023, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20210915-0123510, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171120-0119160 and Instrument No. 20211012-0136698, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150323-0024588, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement of record in Instrument Number 20080130-0009570, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-97

Grant of Overhead Line Easement of record in Instrument Number 20210120-0008746, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9539, Page 616, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 97 Lightwood Drive Antioch TN 37013

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, Grantor has executed this instrument on this 13 day of December, 2023.

Jordan Lewis Graham
Jordan Lewis Graham

Madison Rae Graham
Madison Rae Graham

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Lewis Graham and Madison Rae Graham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of December, 2023.

Notary Public
Lawnene M Boswell

My Commission Expires: 4-13-2024

LAWNENE M BOSWELL
Notary Public - State of Florida
Commission # GG 966856
My Comm. Expires Apr 13, 2024
Bonded through National Notary Assn.

Drivers License

☑ Physical Presence or ☐ Online Notarization
☐ Personally Known ☐ Produced Identification