This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1084149 DEEDWARR
12/20/2023 12:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231220-0098157

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MATTHEW GARRETT, Trustee GROBMYER INVESTMENT SERVICES TRUST dated August 24, 2023 117 Westover Avenue Nashville, TN 37205	SAME	Map No. 130.02 Parcel No. 081.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

KRISTEN M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this August 24, 2023.

Notary Public

My Commission Expires: 10/14/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ANDREW GROBMYER and wife, MEGGIN GROBMYER, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MATTHEW GARRETT, Trustee of the GROBMYER INVESTMENT SERVICES TRUST, dated August 24, 2023.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this August 24, 2023.

By: _____
ANDREW GROBMYER

_____
MEGGIN GROBMYER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW GROBMYER and MEGGIN GROBMYER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 24, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to ANDREW GROBMYER and wife, MEGGIN GROBMYER, by Warranty Deed of record from CHARNER EDWARD TRIPLETT and wife, JULIA SAWYERS TRIPLETT, in Instrument No. 20040218-0018673, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 117 Westover Avenue, Nashville, Tennessee 37205.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 August 24, 2023 (date of document).

Signature

August 24, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of August, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026