Karen Johnson Davidson County
Batch# 1087125 DEEDWARR
12/29/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20231229-0100227

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2023 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. EM-23-5790	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Logan Dyess	Natalie Logan Dyess	
(NAME)	(NAME)	082-09-0X-004.00
618 Monroe Street	618 Monroe Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phillip James Kregor, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Logan Dyess, a married woman**HEREINAFTER CALLED THE GRANTEE, 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. 4 on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, in the Register's Office of Davidson Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Philip James Kregor by Warranty Deed from Gramercy Germantown, LLC, a Georgia limited liability company of record in Instrument No. 20170901-0090200 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on September 01, 2017.

This is property more commonly known as 618 Monroe Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 28th day of December, 2023.

Phillip James Kregor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2023, before me personally appeared Phillip James Kregor, 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 28th day of December, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 December 28, 2023.

Date

Affiant Signature

12/28/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of December, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025