WARRANTY DEED

Karen Johnson Davidson County
Batch# 1088741 DEEDWARR
01/05/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240105-0001066

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Affiant

Subscribed and sworn to me on 01/03/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alexander Froman 2632 Thornton Grove Blvd. Nashville, TN 37207	Union Home Mortgage Corp 8241 Dow Circle W Strongsville, OH 44136	050 02 0C 104.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brandon Andrew Graham, unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alexander Froman, unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Final Plat, Thornton Grove PUD, Phase 1 B & 1 C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated May 17, 2021, of record in Instrument No. 20210519-0067694, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Brandon Andrew Graham, unmarried man, by Special Warranty Deed dated August 27, 2021 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded August 30, 2021 in Instrument No. 20210830-0116340, Register's Office for Davidson County, Tennessee.

This is improved property known as 2632 Thornton Grove Blvd., Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 12/ 21 /2023.

Brandon Andrew Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/ 21 /2023, before me personally appeared Brandon Andrew Graham, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 12/ 21 /2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on January 3, 2024.

John Cobb Rochford

January 3, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 3, 2024.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026