Karen Johnson Davidson County
Batch# 1088791 DEEDWARR
01/05/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20240105-0001131

WARRANTY DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Gregory Grimsley, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH of JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0630

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bart J. Ryan	Bart J. Ryan	Map: 064160D12900CO
(NAME) 6017 Cortez Court	(NAME) 6017 Cortez Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-THREE THOUSAND AND NO/100 DOLLARS ($393,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREGORY GRIMSLEY, SR. AND GERRIE GRIMSLEY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BART J. RYAN, SUCCESSOR TRUSTEE OF THE YERCHANIG RYAN 2012 REVOCABLE TRUST DATED AUGUST 30, 2012,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory Grimsley Sr. and Gerrie Grimsley, husband and wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020327-0036951, dated March 20, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20011024-0116272, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 20020524-0063322, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee; (6) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20050311-0027266, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20001011-0100896, amended and supplemented in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597, Instrument No. 20020718-0086907, and Instrument No. 20001101-0108604, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2233 Crescent Valley Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 5th day of January, 2024.

Gregory Grimsley, Sr.

Gerrie Grimsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Grimsley, Sr. and Gerrie Grimsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of January, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 January 5, 2024.

(AFFIANT) – Julia Wyatt

01/05/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of January, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON