Karen Johnson Davidson County
Batch# 1106330 DEEDWARR
03/01/2024 07:20:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20240301-0014112

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-355

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of February, 2024

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory Giles 5013 Upper Park Place Nashville, TN 37013	NEW OWNER	175-02-0G-070.00-CO

WARRANTY DEED

FOR AND IN 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,

Ashlee Renee Gray, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Giles, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 all of Unit No. 7502, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940, amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ashlee Renee Gray, single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No.

20200602-0056607 Register's Office for Davidson County, Tennessee, dated May 18, 2020 and recorded on June 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 5013 Upper Park Place, Nashville, TN 37013

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 so 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.

Dated this the 29th day of February, 2024.

Ashlee Renee Gray

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of February, 2024, before me personally appeared Ashlee Renee Gray, 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 29th day of February, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Kathryne Lawson 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 02/29/2024 (date of document).

Affiant Signature

02/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County