THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 231146220

Karen Johnson
Batch # 1106419
03/01/2024 09:47:52 AM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240301-0014230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2024.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Groves Partners Family Trust 827 Todd Preis Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142090A01800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra J. Grinde, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis Martin Groves and Jill Molteni Groves, Co-Trustees of The Groves Partners Family Trust,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 107-A on Plan of Doral Country Villa, Section 1, together with each and all of the rights and appurtenances there unto belonging, including such units undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, and shown on Plat Book 4860, page 96, recorded in the Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Sandra J. Grinde and Ronald C. Jeannette, a one-half (1/2) undivided interest each by Executor's deed from Sandra J. Grinde and Ronald C. Jeannette, Co-Executor's of the Estate of Frances S. Jeannette of record in Instrument No. 20210916-0124448 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 16, 2021.

Being the same property conveyed to Sandra J. Grinde by Quitclaim deed from Sandra J. Grinde and Ronald C. Jeannette of record in Instrument No. 20210916-0124449 Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 16, 2021.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 122, Register's Office for Davidson County, Tennessee.

Subject to boundary plat of record in Plat Book 5400, Page 89 and document of clarification in 20060320-0031820, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa, Section I Condominiumsof record in Book 5124, Page 165 amending Book 5011, Page 395; Book 5015, Page 251; Book 5048, Page 715 and Book 5124, Page 165, Register's Office for Davidson County, Tennessee.

This is improved property located at 827 Todd Preis Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2024.

Sandra J. Grinde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra J. Grinde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025