THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 240246823**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2024. Notary Public My Commission Expires: 9-6-24

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jacob Aaron Garmany 2105 Riverside Drive Nashville TN 37216	Send Tax Bills To: MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Information: Tax Parcel ID No. 072-11-0-435.00

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, **James Braxton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Aaron Garmany, an unmarried man**, ("Grantee"), 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 Lot No. 1 on the Plan of Riverside Drive Subdivision, of record in Plat Book 974, Page (s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a complete legal description.

Being the same property conveyed to James Braxton, married, by Warranty Deed from Gloria E. Watson, an unmarried woman, of record in Instrument No. 20220726-0085435, Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 26, 2022.

Grantor warrants that he 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 for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 60 and 61, Register's Office for Davidson County, Tennessee.

This is improved property located at 2105 Riverside Drive Nashville TN 37216

Karen Johnson
Batch # 1106433
03/01/2024 10:02:32 AM
Fees: $13.00 Taxes: $2,257.00
Davidson County
DEEDWARR
2 pgs
20240301-0014249

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 28th day of February, 2024.

James Braxton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of February, 2024.

Notary Public
My Commission Expires: _____

