Karen Johnson Davidson County
Batch# 1107698 DEEDWARR
03/06/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $5,790.50
20240306-0015521

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-20501

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyler Dominic Boyd and Rebecca Rose Braly	New Owners	131-01-0F-015-00
(NAME)	(NAME)	
107 Chatsworth Dr.		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Tammy L. Grindstaff, f/k/a Tammy L. Mallory and husband, Edward D. Grindstaff, II**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Dominic Boyd, and Rebecca Rose Braly, husband and wife**, 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 Lot No. 15 on the Plan of Chatsworth (formerly Buxton Square) of record in Plat Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, said description being incorporated herein by reference the same as if copies fully herein verbatim.

Being the same property conveyed to Tammy L. Mallory and husband, Edward D. Grindstaff, II by Deed dated March 12, 2013, recorded March 12, 2013, in Instrument Number 20130312-0024612, in the Register's Office of Davidson County, Tennessee.

The said Tammy L. Mallory and Tammy L. Grindstaff being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 107 Chatsworth Dr, Nashville, TN 37215.

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. Whenever 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/our hand(s) this 5th day of March, 2024.

X _____
Tammy L. Grindstaff

X _____
Edward D. Grindstaff, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Tammy L. Grindstaff and Edward D. Grindstaff II, 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 5th day of March, 2024.

_____
Notary Signature
My commission expires: 1/22/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 5, 24 (date of document).

Jennifer L. Pennell

March 6, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

