Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-532

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1112981 DEEDWARR
03/20/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20240320-0019193

Address of New Owner	Send Tax Bills To:	Map & Parcel
George M. Terrell 2005 Dunedin Cove Nashville, TN 37138	George M. Terrell 2005 Dunedin Cove Nashville, TN 37138	064-03-0A-099.00-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,

Peter Kurylo, an unmarried man, and Lisa D. Griegel, an unmarried woman

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

George M. Terrell, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described a follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final Plat of Phase Eleven, Section Two, Brandywine Pointe, a Planned Unit Development of record in Plat Book 9700, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Kurylo and Lisa D Griegel, both unmarried as joint tenants with rights of survivorship by Warranty Deed from Catherine Glover and David M. L. Glover, wife and husband of record in Instrument No. 20160914-0096811 Register's Office for Davidson County, Tennessee, dated September 9, 2016 and recorded on September 14, 2016.

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: 2005 Dunedin Cove, Nashville, TN 37138

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 15th day of March, 2024.

Peter Kurylo
Lisa D. Griegel by Peter Kurylo, her Attorney-In-Fact
Lisa D. Griegel by Peter Kurylo, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and official seal at ~~Nashville,~~ Hendersonville Tennessee this 15th day of March, 2024.

Notary Public
My Commission Expires: _____

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 9/27/2026

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, **Peter Kurylo,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Lisa D. Griegel** and acknowledged that she executed the same as the free act and deed of the said **Lisa D. Griegel,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202403200019192, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at ~~Nashville~~ Hendersonville Tennessee this 15th day of March, 2024.

Notary Public
My Commission Expires: _____

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/24.

Affiant Signature – Joshua A. Terry

3/19/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27