Karen Johnson Davidson County
Batch# 1140934 DEEDWARR
05/30/2024 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $333.00
20240530-0040147

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$90,000.00**

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

Notary Public Affiant
My Commission Expires: 3/1/25

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Kyler Johnson & Amber Johnson **Union Hill Road** **Nashville, TN 37072**	New Owner 14437 Betts Rd. Goodlettsville, TN 37072	**017-00-0-344.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **James L. Grissom, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Kyler L. Johnson and wife, Amber D. Johnson**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Councilmatic District of Davidson County, Tennessee being Lot No. 2 on the Plan of Subdivision of Lots 1 and 2, R. L. Talley Property of record in Book 8250, Page 411, Register's Office for Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 23, 1995, as follows:

Tract 2: Beginning at an iron pin set in the Southerly margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being a corner to Thomas A. Ankenbauer (deed book 6574, page 695); thence leaving said road and with the line of said Ankenbauer, South 07 degrees 25 minutes 52 seconds West 450.00 feet to an iron pin set in the line of said Ankenbauer; thence North 82 degrees 34 minutes 08 seconds West 200.00 feet to an iron pin set; thence North 07 degrees 26 minutes 27 seconds East 455.53 feet to an iron pin set in the southerly margin of said Union Hill Road; thence, with said road South 80 degrees 59 minutes 08 seconds East 200.00 feet to the beginning, containing 2.08 acres, more or less.

Being the same property conveyed to James L. Grissom and wife, Wanda Grissom by Warranty Deed from Kevin M. Weaver and wife, Melissa J. Weaver of record in Book 10100, page 302, Register's Office for Davidson County, Tennessee, dated June 20, 1996 and recorded on June 27, 1996.

Being the same property conveyed to James T. Grissom and wife, Tammy L. Grissom by Quitclaim Deed from James L. Grissom and wife, Wanda Grissom of record in Book 10832, page 424, Register's Office for Davidson County, Tennessee, dated March 10, 1998 and recorded on March 11, 1998.

Being the same property conveyed to James T. Grissom and Tammy Grissom, Co-Trustees of the Grissom Revocable Trust dated May 23, 2013 by Quitclaim Deed from James T. Grissom, married and Tammy Lynell Grissom of record in Instrument No. 20130827-0090424 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on August 27, 2013.

Being the same property conveyed to James L. Grissom, married and Wanda Grissom, wife by Quitclaim Deed from James T. Grissom, married and Tammy L. Grissom, wife of record in Instrument No. 20160216-0014408 Register's Office for Davidson County, Tennessee, dated February 13, 2016 and recorded on February 16, 2016.

Being the same property further conveyed back to James L. Grissom and Wanda Grissom by Quitclaim Deed from James T. Grissom and Tammy Grissom, Co-Trustees of the Grissom Revocable Trust dated May 23, 2013 of record in Instrument No. 20200226-0021146 Register's Office for Davidson County, Tennessee, dated January 25, 2020 and recorded on February 26, 2020.

The said Wanda Grissom and James L. Grissom were married at the time of conveyance. The said Wanda Grissom having since died on or about April 24, 2023 leaving James L. Grissom surviving tenant.

This is unimproved property known as: 0 Union Hill Road, Nashville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 29th day of May, 2024.

James L. Grissom

James L. Grissom

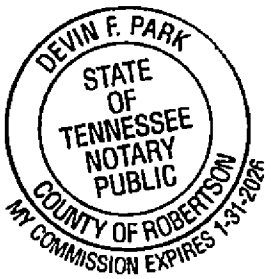
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **James L. Grissom ,** the within named Bargainors, 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 Goodlettsville, Tennessee this the 29th day of May, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC



Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 5/29/24 (date of document).

Affiant Signature

5/29/24
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 24th day of May, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202405300040147