This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22556-DJ

Karen Johnson Davidson County
Batch# 1141373 DEEDWARR
06/03/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20240603-0040738

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2024.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney C. Dignam and Caleb Yates 5041 Grady Lane Whites Creek TN 37189	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	038-00-0-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Maureen C. Organ and John G. Organ, Jr., wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Courtney Dignam, a single person, and Caleb Yates, a single person, as joint tenants with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot 1 on the Plan of Grady Lane Subdivision, not of record, described according to a survey by M&K Inc., Frank V. Neeley, Surveyor No. 1493, dated February 1989, and described as follows:

Beginning at an iron pin in the Westerly margin of Grady Lane, a private road, said pin being the Southeast corner of Lot No. 2 of an unrecorded plat of the division of the Floyd A. Detchon and Ruth Detchon (Grady Lane Subdivision) property; thence, with the Westerly margin of Grady Lane S 40 degrees 07' 28" E, 80.0 feet to an iron pin: thence along a curve to the right (I=22 degrees 16' 08", R=846.52 feet) a distance of 329.01 feet to an iron pin; thence along a curve to the right (I=28 degrees 05' 23"; R= 291.44 feet) a distance of 142.88 feet to an iron pin; thence S 10 degrees 14' 03" W, 305.25 feet to an iron pin; thence along a curve to the right (I=90 degrees 00' 00"; 25.0 feet) a distance of 39.27 feet to an iron pin; thence, along a curve to the right (I=05 degrees 12' 00: R =2507.57 feet) a distance of 227.58 feet to an iron pin thence N 04 degrees 45' 29" E, 133.34 feet to an iron pin; thence N 18 degrees 29' 50" W, 209.75 feet to an iron pin: thence N 19 degrees 17' 28" W, 251.61 feet to an iron pin; thence, N 49 degrees 52' 32" E, 293.32 feet to the point of beginning.

Together with Agreement to Maintain (Private Road) of record in Book 7774, page 306; as amended in Book 8199, page 668; and in Book 10614, page 900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maureen C. Organ and John G. Organ, Jr., wife and husband by Warranty Deed from Riley E. Lawrence and Lillian J. Lawrence, husband and wife, of record in Book 11016, Page 293, in the Register's Office of Davidson County, Tennessee, dated July 02, 1998; and recorded on July 10, 1998.

This is ☒ improved or ☐ unimproved property located at: **5041 Grady Lane, Whites Creek, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

GRANTOR:

John G. Organ, Jr.

Maureen C. Organ

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John G. Organ, Jr. and Maureen C. Organ, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

True Copy Certification

I, **Pam Autry,** 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 this the 30 day of May, 2024.

Affiant Signature

Date 5/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028