WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2024.

Notary Public

COMMISSION EXPIRES: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1144639 DEEDWARR
06/07/2024 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20240607-0042902

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charina Pelayo Sarah Pelayo	Synovus Bank	083-10-0-143
(NAME)	(NAME)	
5852 Seven Points Trace	800 Shades Creek Pkwy MS 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Emily Reeves Grammer, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charina Pelayo and Sarah Pelayo, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 part of the north part of Lot 81 of Lockland or Chadwell Homeplace in East Nashville, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, being known as Lot 4 on the Map of an unrecorded sub of the property by Floyd Y. Adkisson and described as follows:

Beginning at a point in the north margin of Gartland Avenue, 166.1 feet west of the westerly margin of North 17th Street at the corner of Lots 3 and 4; thence with the line between said Lots, northerly 144.1 feet; thence westerly 54.9 feet to the comer of Lots 4 and 5; thence with the line between said Lots, southerly 143.2 feet to the north margin of Gartland Avenue; thence with the margin of same, easterly 55 feet to the point of beginning.

Being the same property conveyed to Emily Reeves Grammer by Quitclaim Deed from Jeffrey Todd Grammer, Jr. pursuant to the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 15D-560, of record in Instrument No. 20151215-0126127, dated October 15, 2015 and recorded December 15, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1609 Gartland Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37206** (Postal Zip)

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, successors 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, successors 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.

Witness our hands this 7th day of June, 2024.

Emily Reeves Grammer

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Emily Reeves Grammer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2024.

Notary Public

Commission Expires: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 7th day of June, 2024.

Signature 06/07/2024

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed the 7th day of June, 2024.

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025