Karen Johnson Davidson County
Batch# 1159680 DEEDWARR
07/18/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $11,507.00
20240718-0054342

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grant Ventures, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Jay Garner and Sara Morris Garner, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Robertson Academy Road at the Northwest corner of Lot No. 48 on said plan; thence with the Southerly margin of said Road, Westwardly 135 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a Southwesterly direction of 34.64 feet to a monument on the Easterly margin of Churchwood Drive; thence with the Easterly margin of said Drive, Southwardly 284.75 feet to a 5-inch square cut stone; thence Eastwardly 165.72 feet to the Southwest corner of said Lot No. 48; thence with the line between said Lots Nos. 47 and 48, Northwardly 328.40 feet to the beginning.

Being the same property conveyed to Grant Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001 of record in Instrument No. 20210823-0113879 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 23, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 881 Robertson Academy Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jeremy Jay Garner	New Owner	**132-14-0-049.00**
881 Robertson Academy Road		
Nashville, TN 37220		

WITNESS THE EXECUTION HEREOF this 15th day of July, 2024.

Grant Ventures, LLC, a Tennessee limited liability company

Frank Thompson Grant, Member

State of Tennessee)
County of Davidson)

On this 15th day of July, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Frank Thompson Grant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Member of the maker, Grant Ventures, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Grant Ventures, LLC as Member.

Notary Public

My Commission Expires: 3/3/00

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,110,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of July, 2024.

Notary Public

My Commission Expires: _____

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 15, 2024 (date of document).

Affiant Signature

July 15, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

