THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648033** Karen Johnson Davidson County Batch # 1160900 DEEDWARR 07/23/2024 11:02:45 AM 2 pgs Fees: $13.00 Taxes: $2,031.30 20240723-0055266	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2024. Notary Public My Commission Expires:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY

WARRANTY DEED

Address New Owner: Marcos Grainger and Kaitlin Grainger 620 Sugar Mill Drive Nashville TN 37211	Send Tax Bills To: Guaranteed Rate Affinity, LLC 1800 W. Larchmont Avenue Chicago, IL 60613	Tax Information: Tax Parcel ID No. 181 01 0B 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David G. Case and Jacqueline S. Case, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcos Grainger and Kaitlin Grainger, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 28 on the Plan of SUGAR VALLEY, A PLANNED UNIT DEVELOPMENT, SECTION ONE ADDITION RS10 "CLUSTER LOT SUBDIVISION", of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David G. Case and Jacqueline S. Case, Husband and Wife, by Warranty Deed from Alicia C. Tidwell and Brent M. Tidwell, Wife and Husband, of record in Instrument No. 20181226-0125084, in the Register's Office of Davidson county, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE ADDITION TO SUGAR VALLEY RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20030708-0093537.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14 as supplemented and amended in Instrument No. 20040203-0013041.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030708-0093637.

Easement for Perpetual, recorded in Instrument No. 20040205-0014018.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020722-0087469.

This is improved property located at 620 Sugar Mill Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of July, 2024.

David G. Case

Jacqueline S. Case

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David G. Case and Jacqueline S. Case, 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, at office, this 19th day of July, 2024.

Notary Public
My Commission Expires: _____

