Karen Johnson Davidson County
Batch# 1160978 DEEDWARR
07/23/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20240723-0055403

ADDRESS OF NEW OWNER IS:
CHLOE ELIZABETH TOLLESON & JAKE RILEY TOLLESON
1225 CRESTFIELD DRIVE
NASHVILLE, TN 37211

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 172-12-0B-088-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 ($420,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, **WE, KEVIN E. GROH AND WIFE, ANDREA CARVER, NKA ANDREA CARVER-GROH** have this day bargained and sold and by these presents do hereby transfer and convey unto **CHLOE ELIZABETH TOLLESON AND JAKE RILEY TOLLESON, A MARRIED COUPLE,** their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

RILEY TOLLESON

LAND in Davidson County, Tennessee, being Lot No. 393 on the Plan of Section Six, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Kevin E. Groh, an unmarried man, by Warranty Deed from Elizabeth Baker, an unmarried woman, dated June 16, 2020 and of record in Instrument Number: 20200619-0065022 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 30, 2022 and of record in Instrument Number: 20221201-0125763, the said Kevin E. Groh conveyed sufficient interest to Andrea Carver to create a tenants in common with rights of survivorship. Kevin E. Groh and Andrea Carver are now married and Andrea Carver is known as Andrea Carver-Groh.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEES**, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2024 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations and permits and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 22 day of July, 2024.

KEVIN E. GROH

ANDREA CARVER-GROH

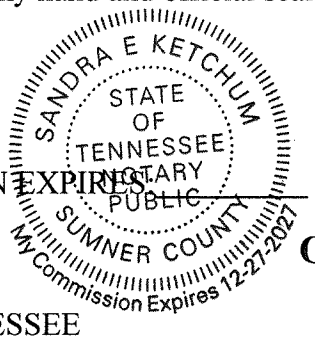
STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN E. GROH AND ANDREA CARVER-GROH,** the 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 Gallatin, Tennessee on this the 24th day of July, 2024.



Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES:

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

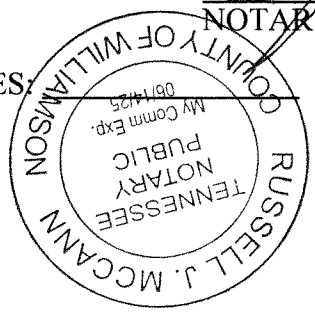
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$420,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 23rd day of July, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



Certificate of Authenticity

I, Scott Hubbard, 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 7/22/24.

Date

A. Scott Hubbard

Affiant Signature

July 22, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 22nd day of July, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)