WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170454 DEEDWARR
08/16/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,303.25
20240816-0062690

File No. AT-24-7142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SHAFER COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Gray and Emily Gray	Bank of Frankewing	
(NAME)	(NAME)	
3913 Stilton Drive	PO Box 801	041-11-0-053.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hazel Green, AL 35750	
(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/we, **N&A Nashville Holdings, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Gray and Emily Gray, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 396 on the Plan of Bellshire Estates, Section A of record in Plat Book 2331, Pages 115-116 Register's Office for County, to which Plan reference is hereby made for a more complete description

Said Lot No. 396 fronts 151.7 feet on the Southeasterly side of Stilton Drive and runs back 297.5 feet in the Northwesterly line and 317 feet on the Southeasterly line to rear line on which it measures 131 feet.

Being the same property conveyed to Julie Ann Agnew and Nathan Agnew, Wife and husband by Warranty Deed from Lisa K. Johnson, a Single Woman of record in Instrument No. 20170720-0073181 Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 20, 2017.

Being the same property conveyed to N&A Nashville Holdings, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Julie Ann Agnew and Nathan Agnew, wife and husband of record in Instrument No. 20220324-0033841 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 24, 2022.

This is property more commonly known as 3913 Stilton Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 15th day of August, 2024.

N&A Nashville Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Austin Agnew, Member

By: _____
Nathan Agnew, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Austin Agnew and Nathan Agnew, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Members of N&A Nashville Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Members.

Witness my hand this 15th day of August, 2024.

_____
NOTARY PUBLIC

My commission expires: _____

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-15-24.

Affiant Signature

8-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of August, 2024.

Notary Signature

My Commission Expires: 5-9-26

