Karen Johnson Davidson County
Batch# 1172331 DEEDWARR
08/20/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240820-0063925



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00

Affiant

Subscribed and sworn to before me, this 16 day of AUGUST, 2024.

Notary Public
My commission expires:
11/7/24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jonathan Lombera	**SWBC Mortgage Corporation**	**17300009200**
5571 Pettus Rd	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jonathan M Grimwood, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Lombera, unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 designated as Lot No. 5, on the unrecorded plat dated December 5, 1963, prepared by William Collier Parrish Associates, Civil Engineers, and being more particularly described, as follows:

SAID Lot No. 5 fronts 197 feet, more or less, on the South side of Pettus Road and runs back in a southerly direction between parallel lines showing 685 feet, more or less, on the East line, and 665 feet, more or less, on the West line, and 195 feet, more or less, on the West line, and 195 feet, more or less, at the rear. Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to John L. Smith and wife, Jane Smith by Deed of record in Book 5504, Page 477, RODC, and being more particularly described as follows: Beginning at a point in the southerly right of way line of Pettus Road, said point being the northwesterly corner of property conveyed to Prentice G. Goodwin and wife, Beulah N. Goodwin by deed of record in Book 5659, Page 948, RODC, and being the northeasterly corner of this tract, Thence, with the westerly line of the aforementioned Prentice G. Goodwin property S. 2 deg. 50 min. 00 sec. W., 678.80 feet to an existing iron pin, Thence, leaving said line with the northerly line of property conveyed to Melinda J. Gathers and David L. Jones by Quitclaim Deed of record as Instr. #20011015-0111813, RODC, N. 89 deg. 00 min. 19 sec. W., 192.44 feet to an existing iron pin, Thence, leaving said line with the easterly line of the aforementioned Gathers property and the easterly line of property conveyed to The Roman Catholic Diocese of Nashville, Tennessee by deed of record as Instr. #20020913-0111953, RODC, N. 2 deg. 50 min. 00 sec. E., 664.85 feet to an existing iron pin located in the southerly right of way line of Pettus Road, Thence, leaving said line with the southerly right of way line of Pettus Road and a curve to the left 193.58 feet, said curve having a central angle of 08 deg. 36 min. 09 sec, a radius of 1,289.30 feet, and a chord of N. 86 deg. 51 min. 35

sec. E., 193.40 feet to an iron rod (new) and the point of beginning. Containing 128,755 square feet, or 2.956 acres, more or less.

Being the same property conveyed to Jonathan M Grimwood, unmarried, by Quitclaim Deed from David Grimwood and Katrina Grimwood, husband and wife, and Jonathan M Grimwood, unmarried, dated May 31, 2016, of record in Instrument No. 20160616-0061055, in the Register's Office for Davidson County, Tennessee. Jonathan M Grimwood has since remarried and his spouse, Myranda Marie Grimwood joins in the execution of this instrument to convey any marital interest she may have in the property.

Further being the same property conveyed to David Grimwood and Katrina Grimwood, husband and wife, and Jonathan M Grimwood, by Warranty Deed from John Lee Smith and Jane Smith, husband and wife, dated October 15, 2014, of record in Instrument No. 20141020-0096250, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5571 Pettus Rd, Antioch, TN 37013.

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 in 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.

_____ Date: 8/16/24
Jonathan M Grimwood

_____ Date: 8/16/24
Myranda Marie Grimwood

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan M Grimwood and Myranda Marie Grimwood, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Matt Sheedy, 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 8/16/24.

Date

Affiant Signature

8/16/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16 day of August, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY