This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER:

Kenneth L. Gray
318 Draper Circle
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:

SAME AS OWNER

MAP & PARCEL:

MAP **060**
GROUP **03 0**
PARCEL **015.00**

Karen Johnson
Batch # 1177546
09/04/2024 10:31:58 AM
Fees: $13.00 Taxes: $921.30

Davidson County
DEEDWARR
2 pgs

20240904-0067984

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investments, Inc., a Tennessee corporation

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Kenneth L. Gray and wife, Constance Gray,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 485 on the Plan of Parkwood Estates, Section 3, which is of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed from the Estate of Christopher J. Armstrong, Sr., dated July 19, 2024 and filed of record July 24, 2024 in instrument No. 20240724-0055810 and corrected in Scrivener's Affidavit of record in Instrument No. 20240822-0064691, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Parkwood Estates, of record in Plat Book 3300, Page 31, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 3313, Page 402, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **3128 Brickdale Lane, Nashville, Tennessee 37207.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth L. Gray and wife, Constance Gray, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does

further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 30th day of August 2024.

Cornerstone Investments, Inc., a Tennessee corporation

By: _____
Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Cornerstone Investments, Inc., a Tennessee corporation,** the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President.

WITNESS my hand and official seal at office this 30th day of August 2024.

_____
NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $249,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 30th day of August 2024.

_____
NOTARY PUBLIC
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028