Karen Johnson Davidson County
Batch# 1186930 DEEDWARR
09/26/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,865.65
20240926-0074695

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-23965-24

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $774,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of SEPTEMBER, 2024.

NOTARY PUBLIC

My commission expires: 3-1-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Lee Grillos 721 Sweet Cherry Court Nashville, TN 37215	NEW OWNER	131-06-0H-084-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED AND 00/100 Dollars ($774,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LARRY COX, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTINA LEE GRILLOS, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat, Village of Cherry Glen, Phase 4, of record in Book 9700, page 664, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry Cox from Rubin Lublin TN, PLLC, by Substitute Trustee's Deed dated May 25, 2023 and recorded June 6, 2023 in Instrument #20230606-0042833, said Register's Office.

Being the same property conveyed to Daniel S. Greenberg from Cecilia C. Meagher, an unmarried person, by Warranty Deed dated April 25, 2003 and recorded May 12, 2003 in Instrument #20030512-0063446, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

THIS IS NEITHER THE PRINCIPAL RESIDENCE OF THE GRANTOR, NOR HIS SPOUSE, NOR ANY DEPENDENTS

This is ___unimproved _X__ improved property, known as: **721 Sweet Cherry Court, Nashville, TN 37215**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24 day of September, 2024

GRANTOR(S)

Larry Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Larry Cox, 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 seal, this the 24 day of September, 2024.

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Certificate of Authenticity

I, Barbara McGinty, 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 9-26-24.

Date

Affiant Signature

9-26-24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY