Karen Johnson Davidson County
Batch# 1187691 DEEDWARR
09/30/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240930-0075506

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$440,000.00** (Four Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of September, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Gabriel King & Marie-Eve Ste-Marie 145 Hardaway Drive Goodlettsville, TN 37072	New Owner	033-08-0-106.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **GRAHAM NICHOLS, A MARRIED MAN AND SAM MORAN, AN UNMARRIED MAN, TENANTS IN COMMON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GABRIEL KING AND MARIE-EVE STE-MARIE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 350 on the Plan of Gatewood, Section 2 of record in Book 3700, Pages 144 and 145 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 350 fronts 77.1 feet on the Westerly side of Hardaway Drive and runs back 202.3 feet on the Northerly line and 205.7 feet on the Southerly line, to a deadline in the rear on which it measures 73.97 feet.

Being the same property conveyed to Graham Nichols by Warranty Deed from Leslie Shane Binnion, married of record in Instrument No. 20201210-0144301 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 10, 2020.

Being the same property conveyed to Graham Nichols and Sam Moran, tenants in common by Quitclaim Deed from Graham Nichols of record in Instrument No. 20210830-0016590 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 30, 2021.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **145 HARDAWAY DRIVE** **GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2024077201

WITNESS, this 23rd day of September 2024

Graham Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of September 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Graham Nichols** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of September 2024.

Notary Public

Commission Expires: July 3, 2028

RYAN WESLEY PRATT
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

Sam Moran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of September 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sam Moran** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of September 2024.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/23/2024.

Affiant Signature – Joshua A. Terry

9/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/26/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27