# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,075,000.00 .

Madelyn
Affiant

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

Notary Public

COMMISSION EXPIRES: 3-20-28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1193753 DEEDWARR
10/15/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20241015-0080000

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John R. Mishu<br>Gabriella M. Vozza | United Wholesale Mortgage | 131 02 2Z 002.00CO |
| (NAME) | (NAME) | |
| 1909B Kimbark Drive | 585 South Blvd E. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Pontiac, MI 48341 | |
| (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, **we, Roland William Gray, Jr. and Sylvie Camus-Gray, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Mishu and Gabriella M. Vozza, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit 2, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 1909 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077306, as amended in Instrument No. 20170407-0034282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROLAND WILLIAM GRAY, JR., A MARRIED MAN, by Warranty Deed from CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171024-0108635, dated October 20, 2017, recorded October 24, 2017, Register's Office Davidson County, Tennessee.

Coleman R. Dixon executed this instrument as Attrorney in Fact on behalf of Roland William Gray, Jr. and Sylvie Camus-Gray, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 20241003-0076974 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1909B Kimbark Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

File No.: 7806-24
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 15th day of October, 2024.

Roland William Gray, Jr. by

, Attorney-In-Fact

Roland William Gray, Jr.
by Coleman R. Dixon, Attorney-In-Fact

Sylvie Camus-Gray by

, Attorney-In-Fact

Sylvie Camus-Gray
by Coleman R. Dixon, Attorney-In-Fact

**STATE OF TENNESSEE**

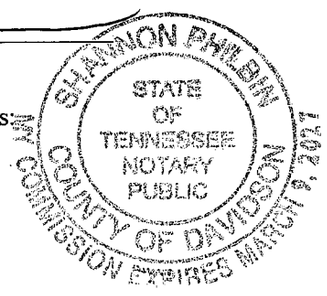
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon his oath acknowledged **himself** to be the Attorney-In-Fact for the within named Roland William Gray Jr., and Sylvie Camus-Gray being authorized to act on behalf of said persons, he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2024.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-15-24.

Affiant Signature

10-15-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY