Karen Johnson Davidson County
Batch# 1207886 DEEDWARR
11/22/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20241122-0091411

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. BC-24-455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Shaw and Cameron Byroad	**New Owner**	
(NAME) 1308C Litton Avenue	**Property** (NAME)	072-10-2R-001.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I/WE, **RYLEY GASTON GRAYSON, FORMERLY KNOWN OF RECORD AS RYLEY GASTON SZCUKOWSKI, A SINGLE MAN AND SUNNIE GABRIELLE WILLIAMS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR SHAW, A SINGLE WOMAN AND CAMERON BYROAD, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. C on the Plan of 1308C & 13O8D Litton Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 1308C & 1308D Litton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200319-0030493, in the Register's Office for Davidson County, Tennessee, Including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 1308C & 1308D Litton Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200319-0030493, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Ryley Gaston Szczukowski and Sunnie Gabrielle Williams, both unmarried as tenants in common by Warranty Deed from J2K Builders, LLC of record in Instrument No. 20210624-0085612 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 24, 2021.

The said Ryley Gaston Szczukowski being now known as Ryley Gaston Grayson.

This is property more commonly known as 1308C Litton Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 my/our hand this 19th day of November, 2024.

Ryley Gaston Grayson

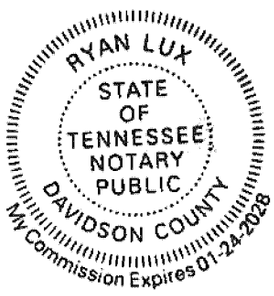
Sunnie Gabrielle Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2024, before me personally appeared Ryley Gaston Grayson and Sunnie Gabrielle Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of November, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 11/19/24.

Date

Emily Manno

Affiant Signature

11/19/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of November, 20 24.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

