Karen Johnson Davidson County
Batch# 1236305 DEEDWARR
02/11/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250211-0010398

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$350,000.00**

Subscribed and sworn to before me this 4th day of February, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-01-2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Ben Graves **609 Oakland Drive** **Madison, TN 37115**	Same as New Owner	**051-10-0-066.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Melissa J. Carlson, a married woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Ben Graves, unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Oakland Acres Addition of record in Plat Book 2854, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa J. Carlson, married by Warranty Deed from Steven T. Head and wife, Julie L. Head of record in Instrument No. 20160922-0099923 Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on September 22, 2016.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. or § other applicable statute.

This is improved property known as: 609 Oakland Drive, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 4th day of February, 2025.

Melissa J. Carlson

Melissa J. Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Melissa J. Carlson,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 4th day of February, 2025.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2/4/2025** [DATE].

AFFIANT SIGNATURE

2/4/2025

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **4th** day of **February**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

