This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $620,000.00.

Affiant

Subscribed and sworn before me this the 21st day of February, 2025.

Notary Public
My commission expires: 6/27/25

Brad Krivensky State of Tennessee Notary Public Williamson County

Karen Johnson Davidson County
Batch# 1240444 DEEDWARR
02/25/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250225-0013778

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ross Grieb 445 Coventry Drive Nashville, TN 37211	United American Mortgage Corp. 3198 Airport Loop Drive Suite F Costa Mesa, CA 92626	147-02-0 156.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES L. YOUNGBLOOD, UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROSS GRIEB AND MARLEE GRIEB, HUSBAND AND WIFE AS JOINT TENANTS., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Abbay Hall, Section II, as of record in Plat Book 2331, Page 38, 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. 170 fronts 104.2 feet on the South side of Coventry Drive and runs back 301.8 feet on the West line and 300.3 feet on the East line to a dead line in the rear on which it measures 104.2 feet.

Being the same property conveyed to James L. Youngblood, unmarried man, by deed dated 08/12/2022, from Eural Odell Hollis, unmarried, and Wendy Tompkins, married, of record in Instrument No. 20220815-0092520, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 445 Coventry Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of February, 2025.

James L. Youngblood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Youngblood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2025.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **February 21, 2025**.

Affiant Signature

2/21/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY