This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5188-TM



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1242310 DEEDWARR
03/03/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20250303-0015283

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2025.

Notary Public
My Commission Expires: 11/15/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amy Grisham and Charles Gary Grisham 447 Hickory Glade Drive Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401	162 01 0C 115.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rezwan Ali, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Amy Grisham and Charles Grisham, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 115 on the plan of PHASE 2, HICKORY GLADE, of record in Plat Book 6250, Page 889, as amended in Plat Book 6900, Page 41, Register's Office, Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Rezwan Ali, by Warranty Deed from Kyle Prichard and Breanna Prichard, Husband and Wife, of record in Instrument No. 20210325-0039448, in the Register's Office of Davidson County, Tennessee, dated February 24, 2021, and recorded on March 25, 2021.

Rachael Sullivan joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **447 Hickory Glade Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2025.

GRANTOR:

Rezwan Ali

Rachael Sullivan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rezwan Ali and Rachael Sullivan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of February, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5.9.26

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 2126125.

Affiant Signature – Joshua A. Terry

2126125

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2126125.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27