Karen Johnson Davidson County
Batch# 1243049 DEEDWARR
03/05/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250305-0016492

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory B. Grizzell and Lori A. Grizzell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Robert M. McFarlane and Tori R. McFarlane, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 343 on the Final Plan of Traceside, Section 11, of record in Instrument 20000922-0094253, amending Plat Book 11700, Pages 59 - 61, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory B. Grizzell and Lori A. Grizzell, husband and wife by Warranty Deed from Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003 of record in Instrument No. 20080918-0095358 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 18, 2008.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6401 Holly Trace Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Robert M. McFarlane **Tori McFarlane** **6401 Holly Trace Court** **Nashville, TN 37221**	NEW OWNER	**155-16-0A-395.00**

WITNESS THE EXECUTION HEREOF this 28th day of February, 2025.

Gregory B. Grizzell

Lori A. Grizzell

State of Tennessee)
County of Davidson)

On this 28th day of February, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gregory B. Grizzell and Lori A. Grizzell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY

State of Tennessee)
County of ~~Davidson~~)
Robertson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 675,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of February, 2025.

Notary Public

My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

202503050016492

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 28. 2025.

Affiant Signature

5th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028