This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23907-SL

Karen Johnson Davidson County
Batch# 1244149 DEEDWARR
03/07/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20250307-0017170

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $579,000.00.

Jameka Braden
Affiant

NICHOLE SUTTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 3rd day of March, 2025.

Nichole Sutton
Notary Public
My Commission Expires: 4-15-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Holland and Lauryn Cole 886 Beech Bend Drive Nashville, TN 37221	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Hwy 76 White House, TN 37188	156 02 0 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Grey Street Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Holland and Lauryn Cole, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 625 on the Plan of HARPETH WOODS SECTION OF HARPETH VALLEY PARK of record in Plat Book 4860, Page 111, 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 Grey Street Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dale L. Denny, a single man, of record in Instrument No. 20240614-0044776, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024, and recorded on June 14, 2024.

This is improved property located at: **886 Beech Bend Drive, Nashville, TN 37221**

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 their 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 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. 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 3rd day of March, 2025.

GRANTOR:

Grey Street Properties, LLC, a Tennessee Limited Liability Company

By: _____
Marcos Flores, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcos Flores, Member the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of Grey Street Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of March, 2025.

_____
Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lisa Wagner, 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 **3/3/25**.

Date

Lisa K Wagner

Affiant Signature

3/6/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **March**, 2025.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

