Prepared by
Record and Return To
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 13
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149856

Karen Johnson Davidson County
Batch # 1244215 DEEDWARR
03/07/2025 10 14 43 AM 2 pgs
Fees $13 00 Taxes $8,325 00
20250307-0017248

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,250,000 00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2025.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Lois Homann and Sarah Homann 4003 Graybar Court Nashville TN 37215	New Owner	Tax Parcel ID No 117-11-0R-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graymont Development, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Lois Homann and Sarah Homann, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Graymont Phase 2, of record in Instrument No. 20160729-0078233, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from OSCAR TIVIS NELSON, JR. AND WIFE, PATRICIA O'CONNOR NELSON, of record in Instrument No. 20140310-0019923, dated March 7, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-11-0R-002.00 CO.

Matters shown on the Plan of record in Instrument No. 20160729-0078233, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20150911-0092416, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20140930-0090243, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage and/or Appurtenances of record in Instrument No. 20060623-0075080, said Register's Office.

This is improved property located at 4003 Graybar Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of March, 2025

Graymont Development, LLC

By: Michael A. Hartley, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of Graymont Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Secretary has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Secretary

Witness my hand, at office, this 6th day of March, 2025

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026