Karen Johnson Davidson County
Batch # 1251662 **DEEDWARR**
03/25/2025 11 48 34 AM 2 pgs
Fees $13 00 Taxes $1,187 70

20250325-0022256

JEFFREY S BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Box 14

2025-18-SH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$321,000.00** (Three Hundred Twenty One Thousand)

AFFIANT

Subscribed to and sworn before me this 21st day of March, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 4, 2027

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Josiah Howard Graham Luke and Avery Siegel 3723 Norma Drive Nashville, TN 37211	ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	13307006600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALLISON AMATA CIMICATA AND MEGAN BARNES, MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSIAH HOWARD GRAHAM LUKE AND AVERY SIEGEL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 13 on the Plan of Norma Heights of record in Plat Book 1835, Page 36, 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 13 fronts 60 feet on the Westerly side of Norma Drive and runs back 203.6 feet on the Northerly line and 203.56 feet on the Southerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Allison Amata Cimicata, unmarried by deed from Christian Henry Hall, unmarried, of record in Instrument No. 20220831-0098369, dated August 10, 2022 and recorded August 31, 2022, Register's Office for Davidson County, Tennessee.

Megan Barnes, spouse of Allison Amata Cimicata, joins in the conveyance to relinquish any and all rights, especially martial rights she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **3723 NORMA 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

WITNESS, this 21st day of March, 2025

Allison Amata Cimicata

Megan Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of March, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Allison Amata Cimicata and Megan Barnes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained

Witness my hand and official seal on this the 21st day of March, 2025.

Notary Public

Commission Expires.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY