Karen Johnson Davidson County
Batch# 1284271 DEEDWARR
06/13/2025 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20250613-0046129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of May, 2025.

(Affix Seal) Notary Public

My Commission Expires: 4/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE TENNESSEE COUNTY OF WILLIAMSON

2025-04-2830

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mitchel Hollingsworth 204 Sundown Drive Nashville, TN 37013	NEW OWNER	Map/Parcel 182-01-0A-022.00-CO

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, **Brennan Sean Grooms, an unmarried man, and Amy Ruth Grooms, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mitchel Hollingsworth** and Natalie Renbjor, husband and wife, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that 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. 179, SUNSET HILLS, PHASE ONE, SECTION ONE, as shown in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brennan S. Grooms and wife, Amy Ruth Grooms, by Warranty Deed from Kayla Renee Payne, an unmarried woman, of record in Instrument No. 20160414-0035608, in the Register's Office of Davidson County, Tennessee, dated April 04, 2016, and recorded on April 14, 2016; as corrected in Instrument No. 20160713-0071600, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 204 Sundown Drive, Nashville, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

2025-0430

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 15 day May, 2025.

Brennan Sean Grooms

Amy Ruth Grooms

STATE OF Ohio
COUNTY OF Clermont

On this 15 day of May, 2025, before me personally appeared Brennan Sean Grooms, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of May, 2025.

Notary Signature
My commission expires: 02/13/2027

NOTARY PUBLIC STATE OF OHIO

EBONY ENGLAND
Notary Public, State of Ohio
My Commission Expires
February 13, 2027
COMMISSION: 632127

STATE OF _____
COUNTY OF _____

On this _____ day of May, 2025, before me personally appeared Amy Ruth Grooms, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of May, 2025.

Notary Signature
My commission expires:

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 15th day May, 2025.

Brennan Sean Grooms

Amy Ruth Grooms

STATE OF _____
COUNTY OF _____

On this _____ day of May, 2025, before me personally appeared Brennan Sean Grooms, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of May, 2025.

Notary Signature
My commission expires:

STATE OF NC
COUNTY OF Union

On this 15th day of May, 2025, before me personally appeared Amy Ruth Grooms, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2025.

Notary Signature
My commission expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 5/19/25 (date of document).

Affiant Signature

6/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON