Karen Johnson Davidson County
Batch# 1287867 DEEDWARR
06/20/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,716.50
20250620-0048441

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,545,000.00** (One Million Five Hundred Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 17th day of June, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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:
Andrew Pryor Rhea and Cayce Rhea 203 36th Avenue North Nashville, TN 37209	**Pinnacle Bank, a Tennessee Bank** **21 Platform Way South, Suite 2300** **Nashville, TN 37203**	10401045600

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, **TYLER HOLMES AND SPOUSE, COURTNEY HOLMES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANDREW PRYOR RHEA AND CAYCE RHEA, 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:

Being Lot Number 2, on the plan of the Resubdivision of the Easterly one-half of Lot 174, on the Plan of part of West Grove Subdivision (Book 421, page 88, R.O.D.C., TN) and Lot 8 and part of 5, on the Map of M.T. Pendergrass' Subdivision of Lots 175 and 176 West Grove (Book 547, page 185, R.O.D.C., TN), as shown in Plat LG recorded in Instrument Number 20140708-0060178, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tyler Holmes and spouse, Courtney Holmes by deed from Laura Binkley and spouse, Christopher Binkley, of record in Instrument No. 20210611-0079143, dated June 1, 2021 and recorded on June 11, 2021, Register's Office for Davidson County, Tennessee.

Tyler Holmes executes this instrument as Attorney-in-Fact on behalf of Courtney Holmes, pursuant to the Power of Attorney recorded in Instrument No. 202506200048440, Register's Office for Davidson County, Tennessee.

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: **203 36TH AVENUE NORTH** **NASHVILLE, TN 37209**

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.

LTSR Number:

GTE File: 2025057458

WITNESS, this 17th day of June, 2025

Tyler Holmes

Courtney Holmes

Attorney-in-fact

By: Tyler Holmes, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Holmes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of June, 2025.

Notary Public

Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Holmes**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Courtney Holmes**, and acknowledged that he executed that same as the free act and deed of the said **Courtney Holmes**.

WITNESS my hand and official seal this the 17th day of June, 2025.

Notary Public

Commission Expires: _____

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

True Copy Certification

I, **Tammy Carney,** 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 this the 17 day of June, 2025.

Affiant Signature

Date 6.17.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026