WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291693 DEEDWARR
06/30/2025 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,070.15
20250630-0051284

W-ARE-25-676B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kendra Hossfeld and Chrisopher Hossfeld	FirstBank	
(NAME)	(NAME)	**090-08-0I-001.00-CO**
676 B Annex Ave	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAYSMITH HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENDRA HOSSFELD AND CHRISOPHER HOSSFELD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 676 ANNEX AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 676 ANNEX AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20160307-0021375, as Amended in Instrument No. 20161205-0127181, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Graysmith Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from JMR Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161205-0127183 Register's Office for Davidson County, Tennessee, dated December 2, 2016 and recorded on December 5, 2016.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 24, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160307-0021375, as amended in Instrument Number 20161205-0127181, Register's Office for Davidson County, Tennessee.
- Charter for 676 Annex Avenue Townhomes Homeowners' Association, Inc. of record in Instrument Number 20160307-0021376, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **676 B Annex Ave, Nashville, Tennessee 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. 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.

Witness my/our hand(s) this the 27th DAY OF JUNE, 2025.

Graysmith Holdings, LLC

BY:_____
Wesley M. Gray
Member

BY:_____
Tyler Jackson Smith
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY M. GRAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GRAYSMITH HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of June, 2025.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER JACKSON SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GRAYSMITH HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of June, 2025.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"
LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 676 ANNEX AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 676 ANNEX AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20160307-0021375, as Amended in Instrument No. 20161205-0127181, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Graysmith Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from JMR Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20161205-0127183, in the Register's Office of Davidson County, Tennessee, dated December 02, 2016 and recorded on December 05, 2016.

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 6/30/2025 (date of document).

Affiant Signature

6/30/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30 day of June, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL