This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6312-AP

Karen Johnson Davidson County
Batch# 1294255 DEEDWARR
07/07/2025 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250707-0053116

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Michelle Grantham
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2025.

Notary Public
My Commission Expires: 5-9-26

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Grantham Steven Duerst 4641 Cather Court Nashville, TN 37214	American Pacific Mortgage 3000 Lava Ridge Ct #200 Roseville CA 95661	062-02-0B-219-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan W. Denson and Allison L. Denson, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Michelle Grantham and Steven Duerst, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 163, Final Plat, Phase One - Section Five, Abbington Park, according to survey and plat of same appearing of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan W. Denson and wife, Allison L. Denson by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 25, 2006, recorded September 27, 2006, of record in Instrument No. 20060927-0119277, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4641 Cather Court, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2025.

GRANTOR:

Jonathan W. Denson

Allison L. Denson

STATE OF Florida
COUNTY OF St Johns

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jonathan W. Denson and Allison L. Denson,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2025.

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 316091
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

Notary Public Eleanor Maria Brooks
My Commission expires: 7/18/2025

202507070053116

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/07/2025.

Affiant Signature

07/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/07/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

