WARRANTY DEED

Karen Johnson
Batch # 1299981
07/21/2025 09 31 03 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250721-0057081

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Julia D DiGrazia	CrossCountry Mortgage, LLC	14810014600
(NAME)	(NAME)	
22 Anton Ct	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrew Gilson and Rachel Gilson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Julia D. DiGrazia, unmarried woman,** hereinafter called the GRANTEES, 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 4 on the Plan of Anton Place of record in Plat Book 9700, Page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description if the property

Being the same property conveyed to Andrew Gilson and Rachel Gilson, husband and wife, by deed of record in Instrument No 20160318-0025855, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 22 Anton Ct , Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 17th day of July, 2025

Andrew Gilson

Rachel Gilson

State of Tennessee
County of Davidson

Personally appeared before me Andrew Gilson and Rachel Gilson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 17th day of July, 2025

Notary Public

My Commission Expires
10/24/2028

File No 17680

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY