Karen Johnson Davidson County
Batch# 1303434 DEEDWARR
07/29/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20250729-0059991

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3369

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Christopher James Shively
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of July, 2025

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Commission Expires: 05.16.29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher James Shively 2339 Alteras Drive Nashville, TN 37211	NEW OWNER	173-09-0A-593.00-CO

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,

John C. Grace and Colleen M. Grace, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher James Shively, married

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 567 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Grace and Colleen M. Grace, husband and wife by Warranty Deed from Michael W. Miller and Cathy P. Miller, husband and wife of

record in Instrument No. 20170711-0069627 Register's Office for Davidson County, Tennessee, dated July 03, 2017 and recorded on July 11, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2339 Alteras Drive, Nashville, TN 37211

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 so 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.

Dated this the 28th day of July, 2025.

John C. Grace

Colleen M. Grace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2025, before me personally appeared John C Grace and Colleen M Grace, 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 28th day of July, 2025.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 July 28, 2025 *(date of document)*.

Deanna Wood
Custodian's Signature

7.29.2025
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 29 day of July, 2025.

Jennifer Hudgins
Notary Public

My Commission Expires: 2.23.2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON