Karen Johnson Davidson County
Batch# 1306914 DEEDWARR
08/08/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20250808-0063114

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/8/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Grandberry	New Owners	175-02-0B-163.00
(NAME)	(NAME)	
1656 Sprucedale Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, **Jolly Overseas LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **James C. Grandberry, an unmarried person,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the first Civil District of Davidson, County Tennessee, being all of Unit Number 2203 Old Hickory Commons, Sections Two and Three, a Planned Unit Development, as show on the Restated Declarations of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20081117-0113467 and amended in Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jolly Overseas, LLC, a Florida Limited Liability Company by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 01/31/2017, of record in Instrument 20170203-0011570, Register's Office for Davidson County, Tennessee. FURTHER BEING the same property conveyed to Jolly Overseas, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jolly Overeas, LLC, a Florida Limited Liability Company, dated , of record in Instrument 20190304-0019605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1656 Sprucedale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2670532
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 6th day of August, 2025.

Jolly Overseas LLC

By: Loic Billiau
Loic Billiau, Managing Member

State of Virginia
~~County of~~ = City of Hopewell

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, **appeared by means of two-way video and audio conference technology** Loic Billiau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of Jolly Overseas, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Loic Billiau, as such Managing Member

Witness my hand and Official seal this 5 day of August, 2025.

VICTORIA MILLER GARRIS
Electronic Notary Public
Commonwealth of Virginia
Registration No: 7836123
My Commission Expires Feb 28, 2027

Notary Public
My Commission Expires: 2/28/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

NotaryCam Doc ID: 8f4ba55f-1d9d-4119-8bd2-57cae87ce336
202508080063114

Certificate of Authenticity

I, Holly A. Mason, 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 August 6, 2025.

Affiant Signature

8/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of August, 2025.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026