39B

Karen Johnson
Batch # 1311737
08/19/2025 01 23 41 PM
Fees $13 00 Taxes $703 00

Davidson County
DEEDWARR
2 pgs

20250819-0066259

WARRANTY DEED

LUKE KELLUM
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 $190,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025.

(Affix Seal) Notary Public

My Commission Expires 10-4-27

Graves-P25-0173

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s)	Send Tax Bills To	Tax ID No(s).
Graves Property Investments, LLC	NEW OWNER	052.01-0-028.00
1413 Lillian St		
Nashville, TN 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mr. Bills Place, a Tennessee General Partnership**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Graves Property Invesments, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

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

Being Lot No 43 on the Map of Madison Realty Company's Subdivision of Madison, Tennessee, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Being the same property conveyed to Mr Bill's Place, a Tennessee General Partnership by deed from Twyla Fryer and Tawanna Perry of record in Instrument No 201812040117972, recorded on 12/04/2018, Register's Office for Davidson County, Tennessee

Previously conveyed to William A Perry, an unmarried man by warranty deed from Billy Ray Ragsdale, Joan C Ragsdale Chappell and Jo Katherine Forsythe, Heirs at Laws of Frances Rose Ragsdale, deceased, recorded in Instrument No 201412090112514.

William A Perry having died on 03/10/2018, leaving Twyla Fryer and Tawanna Perry heirs at law Affidavit of Heirship of record in Instrument No 201812040117968 and Instrument No. 201903050019861, as well as petition and order for administration, TennCare release and order to close filed in Docket No 18P671, Davidson County Probate Court

unimproved ☐
This is improved ☑Property known as **129 Harrington Avenue, Madison, TN 37115**

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, the GRANTOR, 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 that 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 hand(s) this 8th day of August, 2025.

Mr Bills Place, a Tennessee General Partnership

BY _____
Twyla Fryer

BY _____
Tawanna Perry

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Twyla Fryer and Tawanna Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partner of Mr Bills Place, a Tennessee General Partnership, the within named bargainor, a corporation, and that they, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner

Witness my hand and seal, at office in 8th day of August, 2025

_____
Notary Public

My Commission Expires 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER