Karen Johnson Davidson County
Batch# 1313793 DEEDWARR
08/25/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,471.23
20250825-0067536

WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $667,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF August, 2025.

Michelle Martin
Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Carroll	Primis Mortgage Company	
(NAME)	(NAME)	072104V00100CO
1629 A Northview Ave	5535 Currituck Dr, Ste 120	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nathan Graham, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kevin Carroll and Courtney Vogel**, a married couple, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A on the Plan of Homes at Northview, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220211-0015979, 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 a part of the same property conveyed to Gardwill LLC, a Tennessee limited liability company by Executor Warranty Deed from Shirley M. Murray, as Executrix of the Estate of Iola M. Bond dated January 28, 2022 and recorded February 11, 2022 in Instrument No. 20220211-0015978, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Nathan Graham, a married man by Quitclaim Deed from Gardwill LLC, a Tennessee limited liability company, dated December 19, 2023 and recorded December 19, 2023 in Instrument No. 20231219-0097909, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1629 A Northview Ave Nashville, TN 37216
(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.

KC
CV

Witness my hand this 21st day of August, 2025.

Nathan Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nathan Graham** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-21-25.

Affiant Signature

8-22-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY