Karen Johnson Davidson County
Batch# 1315506 DEEDWARR
08/27/2025 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20250827-0068784

WARRANTY DEED

2025-08-3237

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of August, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew James Kosek 3420 Parkwood Court Nashville, TN 37076	NEW OWNER	Map/Parcel 086-14-0B-135.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arthur W. Gray and Emily Renee Gray, formerly Emily Burns, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew James Kosek, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 85 on the Plan of Final Plat Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Page 738 and 739, 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 Arthur W. Gray, an unmarried man, and Emily Burns, an unmarried woman, as joint tenants by Warranty Deed from John Antone McCutchen, Jr., a married man of record in Instrument No. 20190812-0079904 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019. Emily Burns and Emily Renee Gray are one and same.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3420 Parkwood Court, Nashville, TN 37076.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the _____ day August, 2025.

Arthur W. Gray

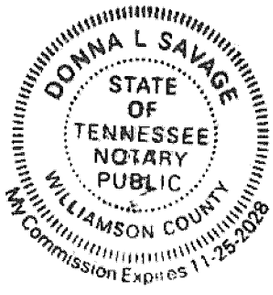
Emily Renee Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of August, 2025, before me personally appeared Arthur W. Gray and Emily Renee Gray, 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 26th day of August, 2025.

Notary Signature
My commission expires:
11-25-2028



Certificate of Authenticity

I, Joshua A. Terry, 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 8/26/25.

Affiant Signature – Joshua A. Terry

8/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/27/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27