WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320988 DEEDWARR
09/11/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $861.73
20250911-0072642

CINDY PERSON (SEAL) STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 4-19-2027

File #25-TL-0212-CW

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Umpierre	**T2 Financial LLC dba Revolution Mortgage**	
(NAME)	(NAME)	
212 Oak Grove Drive	**579 Executive Campus Drive, Ste 300**	**107-05-0B-212-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Westerville, OH 43082**	
(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 consideration, the receipt of which is hereby acknowledged,

QUINN M. GRADEN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELIZABETH UMPIERRE, A MARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 212, ADDITION TO FIVE OAKS, a Planned Unit Development of record in Plat Book 5200, Page 456, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Quinn M. Graden, unmarried, by Warranty Deed from Carson A. Dickinson, of record in Instrument No. 20160901-0092202, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016 and recorded on September 1, 2016. The said Quinn M. Graden having since married.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of ADDITION TO FIVE OAKS, as recorded in Plat Book 5200, Page(s) 456.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 5781, Page 563 and Amended in Book 5784, Page 563 and Supplemented in Book 5957, Page 930 and Amendment to the By-Laws recorded in Instrument No. 20160212-0013783.
* Easement for Private Sanitary Sewer, recorded in Instrument No. 20010312-0023241.
* Easement for Water Mains and Appurtenances, recorded in Instrument No. 20020605-0068054.
* Charter for Five Oaks Homeowner's Association, Inc. recorded as Book 5790, Page 798.
* Rules and Regulations recorded in Instrument No. 20150625-0061297; Instrument No. 20150625-0061298 and Instrument No. 20170824-0087107.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **212 Oak Grove Drive, Nashville, TN 37217**.

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), their heirs and 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), 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 the 10th day of September, 2025.

Quinn M. Graden

Brooke Graden

***BROOKE GRADEN**, spouse of **QUINN M. GRADEN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **BROOKE GRADEN** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2025, before me personally appeared Quinn M. Graden, 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 10th day of September, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2025, before me personally appeared Brooke Graden, 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 10th day of September, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 9-10-2025.

A R Steelman
Affiant Signature

9-11-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11 day of September, 2025.

(SEAL)



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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