This Instrument Prepared By:
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch # 1321810 DEEDWARR
09/15/2025 12:22:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250915-0073388

New Owner:	Send Tax Bill:	Tax Parcel ID No.
James Albert Grimenstein, Trustee of the James Albert Grimenstein Revocable Living Trust dated October 2, 2017, and any amendments thereto 2816 Ennis Road Nashville, Tennessee 37210	Same as new owner	11911008300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 15th day of September, 2025.

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-7-2029

Notary Public

My Commission Expires: 3/7/2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, JAMES A. GRIMENSTEIN, a single man, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JAMES ALBERT GRIMENSTEIN, TRUSTEE OF THE JAMES ALBERT GRIMENSTEIN REVOCABLE LIVING TRUST DATED OCTOBER 2, 2017, AND ANY AMENDMENTS THERETO.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HAND this 15 day of September, 2025.

By: _____
JAMES ALBERT GRIMENSTEIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES ALBERT GRIMENSTEIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Franklin, Tennessee, this 15th day of September, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/7/2029

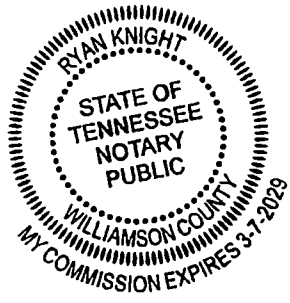


Exhibit A

Property Description

Said property is described to wit:

Being Lot 92, Plan of Mashburn Heights, of record in Book 1835, Page 1 Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to DEBORAH MCCAGHREN TABER and JAMES ALBERT GRIMENSTEIN by deed from DEBORAH TABER, of record in Instrument No. 20220603-0064114, in the Register's Office of Davidson County, Tennessee. DEBORAH MCCAGHREN TABER having since died and her interest passed to JAMES ALBERT GRIMENSTEIN by way of tenants by the entireties.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Mashburn Heights, as recorded in Plat Book 1835, Page(s) 1.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2816 Ennis Road, Nashville, Tennessee 37210.