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.

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Karen Johnson
Batch # 1321810
09/15/2025 12:22:27 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARR
3 pgs

20250915-0073389

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	119 11 0 082.00

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

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

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

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 ALBERT 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 No. 93, on the Plan of Mashburn Heights of record in Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 78 feet on the southerly side of Ennis Road and runs back between lines, 147.7 feet on the easterly line and 182.4 feet on the westerly line to a dead line, on which it measures 124.5 feet.

Being the same property conveyed to DEBORAH MCCAGHREN TABER and JAMES ALBERT GRIMENSTEIN by deed from WANDA WILLIAMS, 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 is improved property, known as 2818 Ennis Road, Nashville, TN 37210.