RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-33264-25

Karen Johnson Davidson County
Batch# 1322927 DEEDWARR
09/16/2025 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $4,066.30
20250916-0073948

**WARRANTY DEED**

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of Sept. 2025.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel T. Grayson and Kaitlin D. Grayson | Same address as new owner<br>4707 Nevada Ave<br>Nashville TN 37209 | 091-15-0-356.00 |

FOR AND IN CONSIDERATION of the sum of ONE MILLION NINETY NINE THOUSAND AND 00/100 Dollars ($1,099,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK HERSHEY AND JACQUELINE HERSHEY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL T. GRAYSON AND KAITLIN D. GRAYSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 608 on the Plan of Block 28, Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Hershey and Jacqueline Hershey, husband and wife, from Kelley Lovelace, unmarried, and Karen Lovelace, unmarried, by Warranty Deed dated December 6, 2021 and recorded December 20, 2021 in Instrument #20211220-0167940, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of September, 2025

GRANTOR(S)

Mark Hershey

STATE OF Pennsylvania
COUNTY OF Lancaster

Personally appeared before me, a Notary Public, Mark Hershey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of Sept. 2025.

Commonwealth of Pennsylvania - Notary Seal
MICHELLE SUAREZ COSTELLO - Notary Public
Lancaster County
My Commission Expires September 11, 2028
Commission Number 1377162

Michelle Suarez Costello
Notary Public

Michelle Suarez Costello
Printed Notary Name

My commission expires: 9/11/2028

WITNESS MY/OUR HANDS, this 15 day of September, 2025

GRANTOR(S)

Jacqueline Hershey

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me, a Notary Public, Jacqueline Hershey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of Sept. 2025.

Notary Public

Jarrett A Campbell Sr
Printed Notary Name

My commission expires: 3/3/2029

Commonwealth of Pennsylvania - Notary Seal
JARRETT A CAMPBELL SR - Notary Public
Chester County
My Commission Expires March 3, 2029
Commission Number 1454731

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 September 16, 2025 (date of document)

Regina Sullo

Affiant Signature

Sept 16, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of September, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202509160073948