Karen Johnson Davidson County
Batch# 1325727 DEEDWARR
09/23/2025 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20250923-0075788

WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DM-B-25-2102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/21/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Tabor and Antone Christianson-Galina	**Primis Mortgage Company**	
(NAME)	(NAME)	
2102 Grantland Avenue	**5535 Currituck Dr., Ste. 120**	**105-10-0-325.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Wilmington, NC 28403**	
(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, **ALISON VEHORN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY TABOR AND ANTONE CHRISTIANSON-GALINA, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 10 on the Plan of Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, 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 George Sprung and Alison Vehorn, husband and wife by Warranty deed from Richard M. Downs and Jennifer R. Downs, husband and wife of record in Instrument No. 20170330-0031105 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

Being the same property conveyed to Catherine Moore, Trustee of the 2102 Grantland Avenue Nominee Trust by Quitclaim deed from George Sprung, Jr., and Alison Vehorn, husband and wife of record in Instrument No. 20180425-0038827 Register's Office for Davidson County, Tennessee, dated April 05, 2018 and recorded on April 25, 2018.

Being the same property conveyed to Alison Vehorn by Quitclaim deed from Catherine Moore, Trustee of the 2102 Grantland Avenue Nominee Trust of record in Instrument No. 20191112-0115972 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 12, 2019.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2102 Grantland Avenue, Nashville, Tennessee 37204**.

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 22nd DAY OF SEPTEMBER, 2025.

Alison Vehorn

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON VEHORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/22/2025. (date of document).

Affiant Signature

9.23.25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY