Karen Johnson
Batch # 1327351
09/26/2025 02 41 56 PM
Fees $13 00 Taxes $1,665 00
Davidson County
DEEDWARR
2 pgs
20250926-0077009

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number 8-7105-AJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LL-RUB-25-5905

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

~~Affiant~~

Subscribed and sworn to before me, this the 5th day of September, 2025

Notary Public
My Commission Expires 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tennessee State Home Buyers LLC 16196 Mesa Street Hesperia, CA 92345	New Owner	130-01-0-024

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Edward Douglas Grindstaff, III and Aimee Grindstaff, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Tennessee State Home Buyers LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a 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. 12 on the unrecorded subdivision of Tract A-2 of the Revised Plan of Highlands of Belle Meade No. 2, of record In Book 843, page 18, Register's Office for Davidson County, Tennessee, described according to a survey by Blanchard and Parrish, Engineers, November, 1939, as follows.

Beginning at a point in the Easterly margin of Old Harding Road, which is 40 feet wide, at the corner of Lot Nos 11 and 12 in said unrecorded plan, thence, with the line between said lots, Easterly 272 feet to the Westerly right-of-way line of the N.C & St L Railroad; thence with the said right-of-way, Southwardly 101.1 feet to the corner of Lot Nos.12 and 13, thence, with the line between said lots, Westwardly 287 5 feet to the Easterly margin of Old Hickory Road, thence, with the Easterly margin of said Road, Northwardly ~~160~~ 100 feet to the Beginning

Being all of the property conveyed to Edward Douglas Grindstaff III and Aimee Denne, husband and wife, by deed from Thomas B Clinkscales and Catherine N Clinkscales, husband and wife, of record in Instrument No 20220701-0076419, Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 1, 2022 Aimee Denne is now known as Aimee Grindstaff.

This is improved property located at **5905 Old Harding Pike, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2025.

GRANTOR:

Edward Douglas Grindstaff, III

Aimee Grindstaff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Douglas Grindstaff, III and Aimee Grindstaff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **24**th day of September, 2025

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY