Karen Johnson Davidson County
Batch# 1328753 DEEDWARR
10/01/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20251001-0078286

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6135-AP

STATE OF TENNESSEE
COUNTY OF Williamson

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2025.

Patricia L Hurtt
Notary Public
My Commission Expires: 2/18/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney P. Larson Matthew C. Christie 6724 Greeley Dr. Nashville, TN 37205	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	102-12-0-047

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Graham Built, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Courtney P. Larson and Matthew C. Christie, wife and husband** (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, Lot No. 220 on the Plan of Horton Heights, Section D of record in Plat Book 2133, Page 78, 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 Graham Built, LLC, a Tennessee limited liability company by Warranty Deed from 2K Development LLC, a Tennessee limited liability company, dated July 28, 2022, recorded August 1, 2022, of record in Instrument No. 20220801-0087443, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6724 Greeley Drive, 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 their 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 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 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 30th day of September, 2025.

GRANTOR:

Graham Built, LLC,
a Tennessee Limited Liability Company

By: _____
Brad Graham, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brad Graham, 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 is the Sole Member of Graham Built, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2025.

_____
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 9.30.25 (date of document).

Michelle W Kendig
Affiant Signature

9.30.25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of September, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

