**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2025

Notary Public

Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Karen Johnson Davidson County
Batch# 1332412 DEEDWARR
10/09/2025 03:23:30 PM 6 pgs
Fees: $33.00 Taxes: $1,535.50
20251009-0080935

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jaxon Hargrove and Mignon Hargrove<br>716 Stanvid Drive<br>Nashville, TN 37216 | New Owner | 061-02-0-113.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Charles L. Townsend, Jr., Demetria Teasley and Rayfield Townsend, all the heirs-at-law of Charles L. Townsend, Sr., now deceased.**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mignon E Hargrove and Jaxon Hargrove Wife and Husband and Todd Evan Grabois, A Married Man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 165 on the Plan of Gra-Mar Acres, Section VI, as of record in Plat Book 2331, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charles L. Townsend, Sr. and Hattie Townsend, by Warranty Deed from Thomas F. Pearson, dated 05/10/2006 and recorded on 05/19/2006, of record in Instrument Number 20060519-0058970, in the Register's Office for Davidson County, Tennessee.

Hattie Townsend died March 20, 2025, leaving Charles L. Townsend, Sr., as the surviving tenant. Charles L. Townsend, Sr., died intestate on March 23, 2025, leaving Charles L. Townsend, Jr., Demetria Teasley and Rayfield Townsend as his heirs-at-law.***

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

***** Affidavits of Heirship recorded at Instrument Number 202510090080933 and Instrument Number _202510090080934__, Register's Office for Davidson County, Tennessee.**

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 716 Stanvid Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 7th day of October, 2025.

Rayfield Townsend

Rayfield Townsend

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
JB

On this 7th day of October, 2025, before me personally appeared Rayfield Townsend, individually and as Administrator of The Estate of Charles L Townsend Sr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2025.

~~Notary Signature~~

My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Demetria Teasley

Demetria Teasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON Rev SEE ATTACHED.

On this 7th day of October, 2025, before me personally appeared, Demetria Teasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2025.

_____
Notary Signature
My commission expires:

**CALIFORNIA ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 10 / 07 / 2025 *Date* before me, P. I. Wren, Notary Public *Here Insert Name and Title of the Officer*

personally appeared ** Demetria Teasley ** *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

P. I. WREN
Notary Public - California
San Diego County
Commission # 2407302
My Comm. Expires Jun 7, 2026

*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 10 / 07 / 2025 Number of Pages: **4**

Signer(s) Other Than Named Above: n/a

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: Demetria Teasley | Signer's Name: |
| ☐ Corporate Officer – Title(s): | ☐ Corporate Officer – Title(s): |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☒ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer is Representing: Self | Signer is Representing: |

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Charles L. Townsend, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally Charles L. Townsend, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2025.

Notary Signature
My commission expires: 3/9/2027






Certificate of Authenticity

I, **Ryan Lux**, 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 10/7/25.

Date

Affiant Signature

10/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of October, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

