WARRANTY DEED

Karen Johnson Davidson County
Batch# 1348064 DEEDWARR
11/19/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20251119-0092380

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael D. Grimes and Victoria L. Grimes	Primelending, a Plainscapital Company	Parcel ID: 081 07 0S 002.01
(NAME) 1915 Owen St.	(NAME) P.O. Box 796788	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Dallas, TX 75379	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Peter Elias and Sandra Elias, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael D. Grimes and Victoria L. Grimes, husband and wife**, 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:

Land in Davidson County, State of Tennessee and being Unit No. B as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Homes at 11th Avenue North & Owen Street ("Declaration"), of record in Instrument No. 20240415-0026557, amended 20240821-0064148), in the Register's Office for Davidson County, Tennessee; said Lots being depicted on the Site Plan attached as Exhibit "(EXHIBIT A)" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at 11th Avenue North & Owen Street, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Jerry Drake from Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2005-W5 under the Pooling and Servicing Agreement dated as of November 1, 2005, without recourse by Special Warranty Deed dated December 20, 2006 and recorded on January 2, 2007 in Instrument Number 20070102-0000514, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peter Elias and Sandra Elias, husband and wife from Jerry Drake, married by Warranty Deed dated April 1, 2024 and recorded on April 3, 2024 in Instrument No. 20240403-0023316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1915 Owen St., Nashville, TN 37208

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 do 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.

Witness our hands this 19th day of Nov, 2025

Peter Elias

Sandra Elias

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Peter Elias and Sandra Elias, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2025.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Certificate of Authenticity

I, Amanda Mayner, 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

November 19, 2025.

Date

Affiant Signature

November 19, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of November, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON