Karen Johnson Davidson County
Batch # 1348956 DEEDWARR
11/20/2025 02:05:10 PM 2 pgs
Fees: $13.00 Taxes: $2,323.60
20251120-0092881

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64243
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory A. Vinson Grace A. Marek 5005C Georgia Avenue Nashville, TN 37209	Ascend Federal Credit Union, Its Successors and/or Assigns as their interest may appear P. O. Box 1210 Tullahoma, TN 37388

TAX MAP PARCEL NUMBERS: 09111041700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$628,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Harwell Todd, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory A. Vinson and Grace A. Marek, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Land in Davidson County, Tennessee, being Lot No. 914 of Block 122 on the Plan of Plan No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James Harwell Todd, a married man, by Warranty Deed from Green Leave, LLC, a Tennessee Series Limited Liability Company, Series No. 1506, dated September 27, 2016 and recorded on September 29, 2016, of record in Inst. No. 20160929-0102865, Register's Office for Davidson County, Tennessee.

Bonney Todd, spouse of James Harwell Todd joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, pages 74 and 75, said Register's Office.

This is improved property, known as 5005 C Georgia Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2025.

James Harwell Todd **Bonney Todd**

State of Tennessee

County of Davidson

On this 18th day of November, 2025 before me the undersigned authority, personally appeared **James Harwell Todd,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

On this 19 day of November, 2025 before me the undersigned authority, personally appeared **Bonney Todd,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $628,000.00.

Affiant

Sworn and subscribed before me this 18th day of November, 2025.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026