Karen Johnson Davidson County
Batch# 1352853 DEEDWARR
12/02/2025 01:06:30 PM 2 pgs
Fees: $13.00 Taxes: $3,071.00
20251202-0095475

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $830,000.00.

Affiant

Subscribed and sworn to me on 11/25/25.

NOTARY PUBLIC

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-WP-25-768

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Waystone Properties LLC 918 Ryecroft Ln Franklin, TN 37064	Same as NEW OWNER	115 03 0 073.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald M. Grindle, Jr. and wife, Connie S. Grindle, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Waystone Properties LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Crest Meade, Section I, as of record in Book 2331, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Donald M. Grindle, Jr. and wife, Connie S. Grindle by Warranty Deed from Charles P. Hollocker and wife, Cynthia L. Hollocker, of record in Book 7801, Page 660, Register's Office for Davidson County, Tennessee, dated October 29, 1988, and recorded on March 27, 1989.
>
> This is improved property known as 768 Georgetown Drive, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on 11/25/25.

Donald M. Grindle, Jr.

Connie S. Grindle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/25/25, before me personally appeared Donald M. Grindle, Jr. and Connie S. Grindle, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/25/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 11/25/25.

Affiant Signature

November 26, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 26th day of November, 2025.