Karen Johnson
Batch # 1364216
12/31/2025 01:45:12 PM
Fees: $13.00 Taxes: $1,211.75
Davidson County
DEEDWARR
2 pgs
20251231-0104601

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$240,000.00~~ $327,500.00

Affiant

Subscribed and sworn to before me, this 29 day of DECEMBER, 2025.

Notary Public
My commission expires:

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
The John and Sara Graham Family Trust	same as new owner	**095120A19400CO**
314 Battle Ave		
Franklin, TN 37064		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of the 605 Hibbits Ct Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The John and Sara Graham Family Trust dated October 29, 1990

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, Tennessee, being Lot No. 20, Plan of Lakeland, Phase 2, Section 2, of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 605 Hibbits Ct Trust, by Warranty Deed from Janis L Osborne, unmarried, dated September 4, 2025, of record in Instrument No. 20250904-0070769, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Janis L Osborne, unmarried, by Warranty Deed from Angela Sue Frizzell, unmarried, dated May 19, 2005, of record in Instrument No. 20050523-0057602, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

See matters as shown on Plat Book 7900, Page 102, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-25605

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 605 HIbbitts Ct, Nashville, TN 37214.

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 in 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.

_____ Date: 12/29/25
Erin Dias, Trustee

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Erin Dias, Trustee of the 605 Hibbits Ct Trust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of December, 2025.

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5TH, 2029

_____
NOTARY PUBLIC

My Commission Expires: 11/05/29