Karen Johnson Davidson County
Batch# 1366193 DEEDWARR
01/06/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260106-0000995

8789

**WARRANTY DEED**

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

File No. BC-25-420

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Mary Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Harris Johnson | Old National Bank | |
| (NAME) 5423 Knob Road | (NAME) PO Box 3789 | 103-07-0-063.00 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Evansville, IN 47736 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **MIGNON E. GRABOIS AND JAXON T. HARGOVE, WIFE AND HUSBAND AND TODD E. GRABOIS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY HARRIS JOHNSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot 15 fronts 75.00 feet on the Southerly margin of Knob Road and extends back 129.7 feet on the Westerly line and 147.1 feet on the Easterly line to a dead line in the rear measuring 38.9 feet thereon.**

**Being the same property conveyed to Mignon E. Grabois and Jaxon T. Hargrove, wife and husband and Todd E. Grabois, a married man, as joint Tenants with Rights of Survivorship by Warranty Deed from Chip Gibson (Rigby) Garrard, an unmarried woman of record in Instrument No. 20200624-0068394 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 24, 2020.**

**Mignon E. Grabois is also known of record as Mignon E. Hargrove. This was not a primary residence for Todd E. Grabois.**

**This is property more commonly known as 5423 Knob Road, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

The said Mary Harris Johnson is the one and the same as Mary Johnson.

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 hand this 31st day of December, 2025.

**Mignon E. Grabois**

**Jaxon T. Hargrove**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2025, before me personally appeared Mignon E. Grabois and Jaxon T. Hargrove, , 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 31st day of December, 2025.

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

Notary Signature
My commission expires:

Todd E. Grabois by Mignon E. Grabois
attorney in fact

**Todd E. Grabois, by Mignon E. Grabois**
**his Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Mignon E. Grabois**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Todd E. Grabois,** and that this instrument was executed on behalf of the said **Todd E. Grabois** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20200624-0068393, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of December, 2025.

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

Notary Signature
My commission expires:

Certificate of Authenticity

I, Anthony N. Greco, 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 the 5 day of January, 2026

1-5-2026

Anthony N. Greco, Affiant — Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 5th day of January, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027