WARRANTY DEED

Karen Johnson
Batch # 1374558
02/02/2026 09:04:02 AM
Fees: $13.00 Taxes: $1,813.00

Davidson County
DEEDWARR
2 pgs

20260202-0006807

File #25-DW-0222-C

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2026.

Notary Public
MY COMMISSION EXPIRES: 5/8/28

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-222

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grasyn Martin and Brandon Shelton	PRIMIS MORTGAGE COMPANY	
(NAME)	(NAME)	**075 13 0 002.00**
222 Jacksonian Drive	5535 CURRITUCK DR #120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	WILMINGTON, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANTHONY ASSI, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GRASYN MARTIN, A SINGLE WOMAN, AND BRANDON SHELTON, A SIGNLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 173 on the Plan of SECTION TWO (REVISED), HERMITAGE HILLS, of record in Plat Book 2900, Page 112, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Assi, an unmarried man, by Warranty Deed from Linda Duke, unmarried, of record in Instrument No. 20230417-0027951, in the Register's Office of Davidson County, Tennessee, dated April 12, 2023 and recorded on April 17, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO (REVISED), HERMITAGE HILLS, as recorded in Plat Book 2900, Page(s) 112.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3096, Page 5.
* Easement for the flow of the waters of unknown, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the unknown, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X___ **improved** property known as: **222 Jacksonian Drive, Nashville, TN 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 day of January, 2026.

Anthony Assi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of January, 2026, before me personally appeared Anthony Assi, 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 23 day of January, 2026.

Notary Signature
My commission expires:

