Karen Johnson Davidson County
Batch# 1398686 DEEDWARR
03/27/2026 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260327-0024667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$465,000.00** (Four Hundred Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of March, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Austin Grove and Sarah Grove 3055 Smith Springs Road Antioch, TN 37013	FirstBank 722 Columbia Avenue Franklin, TN 37064	136-00-0-086.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **HOWARD K. STONE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **AUSTIN GROVE AND SARAH GROVE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on south margin of New Smith Springs Road that is a distance of 652.75' easterly from common line between Lusk property and the United States of America, and proceeding as follows: South 51 deg. 36' East a distance of 30.0' to an iron pin; thence with a 4554.4' radius curve to the right a distance of 233.0 feet to an iron pin; thence South 28 deg. 51' West a distance of 526.70' to an iron pin; thence North 82 deg. 12' West a distance of 300.0' to an iron pin, thence North 30 deg. 39' East a distance of 684.8' to the point of beginning, containing 3.72 acres more or less.

Being the same property conveyed to Howard K. Stone by Deed from Sandra E. Garland now known as Sandra E. Phillips dated June 29, 2001 and recorded December 6, 2001 in Instrument No. 20011206-0134567, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3055 SMITH SPRINGS ROAD** **ANTIOCH, TN 37013**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2026027698

WITNESS, this 23rd day of March, 2026

Howard K. Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of March, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Howard K. Stone** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of March, 2026.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2026027698

True Copy Certification

I, John W. Bishop, 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 this the 23 day of March, 2026.

Affiant Signature
Date 3/23/2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026