RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-37271-26

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1400433 DEEDWARR
04/02/2026 10:05:12 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20260402-0026407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stacey Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April 2026.

Elizabeth Yerger
NOTARY PUBLIC

My commission expires:

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Grace E. Quackenboss 2707 Brunswick Dr. Nashville, TN 37207	Same address as new owner	060-16-0-029.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY THOUSAND AND 00/100 Dollars ($490,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARIEL FAYE MARCUM AND GUILLAUME GRICOURT,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GRACE E. QUACKENBOSS, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 21 on the Plan of Capitol View Subdivision of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mariel Faye Marcum and Guillaume Gricourt from Kingdom Redevelopment Brothers Corp., Inc., by Warranty Deed dated October 30, 2020 and recorded November 5, 2020 in Instrument #20201105-0129910, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2707 Brunswick Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of April, 2026

GRANTOR(S)

Guillaume Gricourt

Mariel Faye Marcum

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Guillaume Gricourt and Mariel Faye Marcum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of April 2026.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON