Karen Johnson Davidson County
Batch# 1441697 DEEDWARR
07/02/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20260702-0059700

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $126,000.00. Affiant Subscribed and sworn to before me, this the 26th day of June, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Wallace Knox, IV and Helen Kendall Knox	FLAT BRANCH MORTGAGE INC	119-06-0-090.00
73 Lutie Street	204 CORPORATE LAKE DR	
Nashville, TN 37210	COLUMBIA, MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDA L. GRANTHAM, AN UNMARRIED WOMAN, AND MARK ALEXANDER GRANTHAM, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM WALLACE KNOX, IV AND HELEN KENDALL KNOX, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 37 on the Plan of Sterling Subdivision No. 1, of record in Book 1424, Page 97, Register's Office of said County, described as follows:

Beginning on the southerly margin of Lutie Street at the corner of Lots Nos. 36 and 37; thence with the line between said two lots, southwardly 160 feet; thence eastwardly 60 feet to the westerly margin of Boone Drive; thence with said Drive, northwardly 140 feet to the beginning of a curve, thence around said curve in a northwesterly direction 31.4 feet to the southerly margin of Lutie Street; thence with said Street, westwardly 40 feet to the beginning.

Being the same property conveyed to Brenda L. Grantham and Edna M. Grantham by Deed from Jimmy Joe Johnson and Shirley Johnson and Joseph T. Walsh and Brenda S. Walsh of record in Instrument No. 20001228-0126541 Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on December 28, 2000.

Being the same property conveyed to Brenda L. Grantham by Quitclaim Deed from Edna M. Grantham of record in Instrument No. 20071214-0144110 Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on December 14, 2007.

Being the same property conveyed to Charles B. Griffith Trustee by Quitclaim Deed from Brenda L. Grantham of record in Instrument No. 20200825-0096019, Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 25, 2020 and within the same deed the said Charles B. Griffith, Trustee conveyed his interest in the subject property to Brenda L. Grantham and Mark Alexander Grantham, to hold as joint tenants with right of survivorship (and not as tenants in common)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 71 Lutie Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2026.

Brenda L. Grantham

Mark Alexander Grantham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brenda L. Grantham and Mark Alexander Grantham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2026.

Notary Public

My Commission Expires: 1/22/32

NATHAN BRUCCOLIERI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2032

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2026

Affiant Signature

1st day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028