Karen Johnson Davidson County
Batch# 1441877 DEEDWARR
07/02/2026 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20260702-0060000

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/01/2026 Notary Public MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2005

2500 N. Mt. Juliet, Rd., Mt. Juliet, TN 37122
File #I26-1002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Ingram and Loren McBride	Same as New Owner's	**32-14-9.00**
4204 Grandville Blvd **Nashville, TN 37207**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vicky Sever, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Ingram, un unmarried man and Loren McBride, an unmarried woman, as Joint Tenants with the Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Grande Villa, Section One, of record in Plat Book 4675, Page 30 and Surveyor's Certificate of Correction in Plat Book 4910, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Sever and wife, Vicky Sever, by Warranty Deed from John W. Hinkle and wife, Joycelyn L. Hinkle, dated July 31, 2012, of record in Instrument

No. 20120810-0071499, in the Register's Office of Davidson County, Tennessee. **James A. Sever having since passed on July 6, 2021.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4204 Grandville Blvd, Nashville, TN 37207-1022**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of June, 2026.

Vicky Sever

STATE OF Illinois
COUNTY OF Rock Island

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Vicky Sever**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of June, 2026

NOTARY PUBLIC

My Commission Expires: 7/1/2028

OFFICIAL SEAL
KENNETH JOHN LEMEROND
Notary Public, State of Illinois
Commission No. 993023
My Commission Expires July 1, 2028

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 07/01/2026.

Date

Stephanie Woodall
Affiant Signature

07/01/2026
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: 7-2-29
Date

Notary's Seal (if on paper)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY