WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447996 DEEDWARR
07/16/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260716-0064509

File No. KS-26-3231

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Harry Richardson and Cynthia Phyllis Richardson	Thomas Harry Richardson and Cynthia Phyllis Richardson	
(NAME) 1017 Brae Court	(NAME) 1017 Brae Court	044-15-0C-045.00-CO
(ADDRESS) Palm Harbor, FL 34684	(ADDRESS) Palm Harbor, FL 34684	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tonya W. Grissom, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Harry Richardson and Cynthia Phyllis Richardson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 45 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, surveyor's certificate of corrections in Instrument No's. 20170217-0016822 and 20170221-0017509, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tonya W. Grissom, an unmarried woman by Warranty Deed from Village Green of Old Hickory, LLC of record in Instrument No. 20171010-0103654 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 10, 2017.

Clarence Gary Henry, spouse of Tonya W. Grissom, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is property more commonly known as 2012 Village Park Circle, OId Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 14th day of July, 2026.

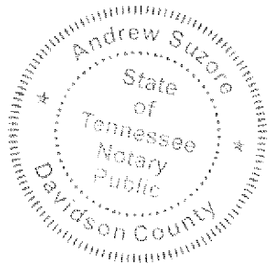
Tonya W. Grissom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2026, before me personally appeared Tonya W Grissom, 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 14th day of July, 2026.

Notary Signature
My commission expires: May 8. 2028



Witness my/our hand this 14th day of July, 2026.

Clarence Gary Henry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of July, 2026, before me personally appeared Clarence Gary Henry, 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 14th day of July, 2026.

Notary Signature
My commission expires: 4/22/30

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Ryan Lux, 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 July 14, 2026.

Date

Affiant Signature

07/14/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of July, 2026.

Notary's Signature

My Commission Expires: _____
Date

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Notary's Seal (if on paper)