Karen Johnson Davidson County
Batch# 1448961 DEEDWARR
07/20/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260720-0065047

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $505,000.00-.

Affiant

Subscribed and sworn to before me this the 17th day of July, 2026

Notary Public
My Commission Expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Matthew Cosgrove and Cassandra Cosgrove 3899 Cantarutti Road, Nashville, TN 37080	NEW OWNER	00 29 189.00

KNOW ALL MEN BY THESE PRESENTS that **Barron D. Grantham, a married man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Matthew Cosgrove and Cassandra Cosgrove, husband and wife**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

The Following Described Real Property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, described according to a survey made August 12, 1959, by Hickerson-Miller, Engineers-Surveyors, revised January 27, 1961, by E.L. Miller, Jr., and Company, Surveyors, as follows:

Beginning at a stake at the southwesterly corner of the tract of land conveyed to Reau E. Folk, Jr., Trustee, by deed of record in Book 2809, page 383, Register's Office for said County, and running thence along the westerly line of said tract, north 3 degrees 30 minutes east 600 feet to a point; thence north 76 degrees 45 minutes east 160 feet, more or less, to the westerly margin of the southerly terminus (turnaround) of Cantarutti Road, as extended; thence, with the margin of said turnaround, along a curve having a radius of 50 feet, in a southeasterly and then northeasterly direction, a distance of 98 feet to point; thence south 42 degrees east 400 feet, more or less, to the southeasterly line of the said tract conveyed to Reau E. Folk, Jr., Trustee, said point being in the center of a branch; thence, with the center of said branch and along the said southeasterly line, south 42 degrees 53 minutes west 210 feet, and then south 53 degrees 07 minutes west 303.6 feet to the original southeasterly corner of the said tract; thence north 88 degrees west 215.8 feet to the beginning, containing 5.5 acres, more or less.

Being the same property conveyed to Barron D. Grantham and wife, Donna J. Grantham by Warranty Deed from Clarence W. Culwell and wife, Helen D. Culwell, dated August 17, 1993 and recorded September 2, 1993 in Book 9008, Page 138, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barron D. Grantham by Deed dated October 17, 2003, from Donna J. Grantham, recorded December 17, 2003, in Instrument Number 200312170179858, in the Official Records of Davidson County, Tennessee.

Marlla Ellen Grantham, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

This is improved property having a physical address of: 3899 Cantarutti Road, Nashville, TN 37080

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2026

Barron D. Grantham

Marlla Ellen Grantham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2026, before me personally appeared Barron D. Grantham and Marlla Ellen Grantham, 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: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

202607200065047

Certificate of Authenticity

I, Joshua A. Terry, 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 7/14/2026.

Affiant Signature – Joshua A. Terry

7/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/17/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27