Karen Johnson Davidson County
Batch# 1449951 DEEDWARR
07/21/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $4,403.00
20260721-0066001

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64554
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Jui Amy Grogan Jui 2212 B Grantland Avenue Nashville, TN 37204	New owner

TAX MAP PARCEL NUMBERS: 105140T00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,190,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Warner Silverstein and spouse, Edith Ellen Cloyd**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Jui and Amy Grogan Jui, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit C" to the Declaration of Covenants, Conditions and Restrictions for Grantland Villas Townhome Association of record in Inst. No. 20180215-0014939, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Kathryn Warner Silverstein and spouse Edith Ellen Cloyd, by Warranty deed from Taylor Made Development, LLC, a Tennessee Limited Liability Company, dated April 9, 2019 and recorded on April 12, 2019, of record in Inst. No. 20190412-0033649, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in as shown on Exhibit C" to the Declaration of Covenants, Conditions and Restrictions for Grantland Villas Townhome Association of record in Inst. No. 20180215-0014939, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20180215-0014939, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2212 B Grantland Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of July, 2026.

Kathryn Warner Silverstein **Edith Ellen Cloyd**

State of Tennessee

County of Davidson

On this 17th day of July, 2026 before me the undersigned authority, personally appeared Kathryn Warner Silverstein and Edith Ellen Cloyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,190,000.00.

Affiant

Sworn and subscribed before me this 17th day of July, 2026.

Notary

My Commission Expires: 11/6/29

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/17/26 (date of document).

Affiant Signature

7/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

