Karen Johnson Davidson County
Batch# 1480782 DEEDWARR
10/05/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20261005-0091667

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

06-NSH26-11701

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kimberly Anne Maier 2161 River Overlook Drive Hermitage, TN 37076	same	097-02-0A-429.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Grammas, an unmarried woman, and George Grammas and Arlene Grammas, husband and wife, as Joint Tenants with Right of Survivorship,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kimberly Anne Maier, an unmarried woman,** hereinafter called the Grantees, their successors 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. 429 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4E of Record in Plat at Instrument No. 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly Grammas, and unmarried woman and George T. Grammas, a married man as joint tenants by Warranty Deed from Jamie E. Petty, an unmarried woman of record in Instrument No. 20230517-0036744 Register's Office for Davidson County, Tennessee, dated May 05, 2023 and recorded on May 17, 2023.

Being the same property conveyed to Kimberly Grammas, An Unmarried Woman, and George and Arlene Grammas, Husband and Wife, As Joint Tenants With Rights of Survivorship by Quitclaim Deed from Kimberly Grammas, An Unmarried Woman, and George T. Grammas, A Married Man As Joint Tenants of record in Instrument No. 20230517-0036848 Register's Office for Davidson County, Tennessee, dated May 05, 2023 and recorded on May 17, 2023.

Map/Parcel 097-02-0A-429.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2161 River Overlook Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of September, 2026

Kimberly Grammas
Kimberly Grammas

Arlene Grammas
Arlene Grammas

George T Grammas
George Grammas

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimberly Grammas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 28th day of September, 2026.

Sandra L Mitsos
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Arlene Grammas and George Grammas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 28th day of September, 2026.

Sandra L Mitsos
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 1, 2026.

J. Carlton Drumwright

October 1, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 1, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY