Karen Johnson Davidson County
Batch# 376209 DEEDWARR
03/23/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,251.77
20200323-0031520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $338,315.00 (Three Hundred Thirty Eight Thousand Three Hundred Fifteen).

Russell A Aamodt
AFFIANT

Subscribed to and sworn before me this 20th day of March, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9.20.23 (NOTARY SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS: Russell Aamodt 3925 Ivy Drive Nashville, TN 37216	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBER: 07301019600

WARRANTY DEED

FOR AND IN 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, **KIMBERLY RENEE BRENT GRIFFIN, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RUSSELL AAMODT, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 56 on the plan of Moss Rose Heights, Section 3 and 4 as of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No 56 fronts 76 feet on the westerly side of Ivy Drive and runs back on the northerly line 196.74 feet, and on the southerly side 213.91 feet to a dead line on which it measures 77.91 feet.

Being the same property conveyed to Kimberly Renee Brent Griffin by deed from Kendall Brent and wife, Stacy Brent and Betty Kimbrough Brent, unmarried, of record in Instrument No. 20160915-0096982 dated September 9, 2016 and recorded September 15, 2016, Register's Office for Davidson County, Tennessee.

Thomas Scott Griffin, Jr., spouse of Kimberly Renee Brent Griffin, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

Being also known as 3925 Ivy Drive, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 3925 IVY DRIVE NASHVILLE, TN 37216

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number GTE File: 2020035532

WITNESS, this 19th day of March, 2020

Kimberly Renee Brent Griffin

Thomas Scott Griffin, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of March, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kimberly Renee Brent Griffin and Thomas Scott Griffin, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of March, 2020.

Notary Public

Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

LTSR Number:

GTE File: 2020035522

True Copy Certification

I, Brooke Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

