Karen Johnson Davidson County
Batch# 407687 DEEDWARR
05/29/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,811.15
20200529-0055526

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

700229

ADDRESS NEW OWNER
Alexander M. Russo
205 Tarrington Ct.
Brentwood, TN 37027

SEND TAX BILLS TO
New Owner

MAP/PARCEL
172-05-0A-012.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL L. GRIFFITH AND JULI GRIFFITH, HUSBAND AND WIFE** ("Grantor" herein), have bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **ALEXANDER M. RUSSO, UNMARRIED MAN,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Final Plat, Phase One, Oakmont Subdivision, of record in Plat Book 7900, Pages 479 and 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL L. GRIFFITH AND SPOUSE, JULIE NEWTON, by deed from ANDREW J. WORSEY AND SPOUSE, JILL A. HANSON, of record in Instrument No. 20050526-0059363, dated May 20, 2005, said Register's Office.

Being the same property conveyed to MICHAEL L. GRIFFITH AND WIFE, JULIE GRIFFITH, by deed from MICHAEL L. GRIFFITH AND SPOUSE, JULI NEWTON, of record in Instrument No. 200903020018082, dated February 20, 2009, said Register's Office.

This is improved property known as: 205 Tarrington Ct., Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 18th day of May, 2020.

MICHAEL L. GRIFFITH

JULI GRIFFITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAUL F. SOPER, a Notary Public of the State and County aforesaid, personally appeared MICHAEL L. GRIFFITH AND JULIE GRIFFITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, TN, this 18th day of May, 2020.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$489,500.00.**

Sworn to and subscribed before me this 18 day of May, 2020.

Notary Public

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

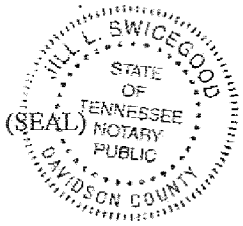
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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