Karen Johnson Davidson County
Batch# 435759 DEEDWARR
07/13/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20200713-0075976

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $418,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2020.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles F. Isaacs, Catherine A. Isaacs, and Elizabeth Morton Isaacs	**New Owner**	**146-16-0-207.00**
5022 Kincannon Drive		
Nashville, TN 37220		

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, WE,

Mark A. Griffith, Lorraine Griffith, and Larry J. Griffith, the heirs of Glenna T. Griffith, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles F. Isaacs and Catherine A. Isaacs, husband and wife, and Elizabeth Isaacs, married, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1029 on the Plan of Brentwood Hall, Section 14, as of record in Book 2663, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Floyd W. Griffith and wife, Glenna T. Griffith, by Warranty Deed, from J. Russell Gilliland and wife, Dorothy E. Gilliland, dated June 1, 1965, of record in Book 3899, Page 906, Register's Office for Davidson County, Tennessee. Floyd W. Griffith died February 19, 2017 and Glenna T. Griffith died November 16, 2019. A probate estate for Glenna T. Griffith was opened in the Rutherford County Clerk's office on January 31, 2020, Case No. PR-52. In addition, Affidavits of Heirship are recorded of record in Instrument No 20200218-0017812, and in Instrument No. 202007130075975, Register's Office for Davidson County, Tennessee, to aid in establishing the legal heirs of said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2396, Page 523 and Book 2905, Page 287, Register's Office for Davidson County, Tennessee.
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 is improved property known as 5022 Kincannon Drive, Nashville, TN 37220.

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 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 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/our hand(s) this 10th day of July, 2020.

X _____
Mark A. Griffith

X _____
Lorraine Griffith

X _____
Larry J. Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2020, before me personally appeared Mark A. Griffith, to me known to be the person described in and who executed the foregoing instrument (or whose identity was established on the basis of satisfactory evidence), and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 10th day of July, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2020, before me personally appeared Lorraine Griffith, to me known to be the person described in and who executed the foregoing instrument (or whose identity was established on the basis of satisfactory evidence), and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 10th day of July, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2020, before me personally appeared Larry J. Griffith, to me known to be the person described in and who executed the foregoing instrument (or whose identity was established on the basis of satisfactory evidence), and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 10th day of July, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 20-391
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021