2985

WARRANTY DEED

Karen Johnson Davidson County
Batch# 465583 DEEDWARR
08/27/2020 02:18:30 PM 5 pgs
Fees: $28.00 Taxes: $1,106.30
20200827-0097466

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thandiwe T. Dinani	Cross County Mgt	Parcel ID: 171 03 0B 297.00
(NAME) 601 Old Hickory Blvd Unit No 114	(NAME) 6850 Miller Road	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Living Trust dated July 18, 2002**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thandiwe T. Dinani, unmarried woman**, 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 Unit No. 59, as shown on the map entitled Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and description of the property.

Being the same property conveyed to B. Alicia Griffin, married, by Warranty Deed from Laura A. Lazas, an unmarried woman, of record in Instrument No. 20170306-0022162, in the Register's Office of Davidson County, Tennessee, dated March 02, 2017 and recorded on March 06, 2017.

Being the same property conveyed to B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Living Trust dated July 18, 2002, by Quitclaim Deed from B. Alicia Griffin, married, of record in Instrument No. 20190911-0091770, in the Register's Office of Davidson County, Tennessee, dated September 09, 2019 and recorded on September 11, 2019.

For purposes of identifying teh aforesaid Trust an enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Boulevard, Unit #114, Brentwood, TN 37027

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 and assigns forever; and we do covenant with 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 our hands this 26 day of August, 2020

B. Alicia Griffin, Trustee

B. Alicia Griffin,
Trustee, or her successor in trust,
under the B. Alicia Griffin Living Trust dated July 18, 2002

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Living Trust dated July 18, 2002, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2020.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

CERTIFICATE OF TRUST

This Certificate of Trust is entered into this 24 day of August, 2020 by B. Alicia Griffin, Trustee of the B. ALICIA GRIFFIN LIVING TRUST, dated July 18, 2002.

WHEREAS, B. Alicia Griffin is the Grantor of the B. ALICIA GRIFFIN LIVING TRUST, dated July 18, 2002, a revocable trust established pursuant to laws of Tennessee;

WHEREAS, B. Alicia Griffin is the Trustee of the B. ALICIA GRIFFIN LIVING TRUST;

WHEREAS, the B. ALICIA GRIFFIN LIVING TRUST was created by Trust Agreement dated July 18, 2002.

WHEREAS, it is necessary to execute and file of record a Certificate of Trust to evidence as an abstract of the terms and conditions as set forth in the above-mentioned Trust Agreement;

NOW, THEREFORE, B. Alicia Griffin does state and affirm as follows:

1. The name of the trust is B. ALICIA GRIFFIN LIVING TRUST.

2. All trust documents pertaining to real property shall be executed by, B. Alicia Griffin as Trustee of the trust, and if such documents are fully executed B. Alicia Griffin, as Trustee, it shall be presumed to be a valid trust act with absolute authority of the trust.

3. All amendments or modifications to the Declaration of Trust must be made in writing and evidenced by an amended Certificate of Trust to be filed of record in the appropriate office.

4. The trust shall continue until terminated under the terms and conditions of the above-mentioned Trust Agreement.

IN WITNESS WHEREOF, the undersigned have set forth their hands the date first above-written.

B. ALICIA GRIFFIN LIVING TRUST, dated July 18, 2002

By: B. Alicia Griffin, Trustee
B. Alicia Griffin
Grantor/Trustee

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared B. Alicia Griffin, Trustee of the B. ALICIA GRIFFIN LIVING TRUST, dated July 18, 2002, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 26 day of August, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7.12.24

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020

IN WITNESS WHEREOF, the undersigned have set forth their hands the date first above-written.

B. ALICIA GRIFFIN LIVING TRUST,
dated July 18, 2002

By: B. Alicia Griffin, Trustee
B. Alicia Griffin
Grantor/Trustee

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared B. Alicia Griffin, Trustee of the B. ALICIA GRIFFIN LIVING TRUST, dated July 18, 2002, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 26 day of November, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7.12.24

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY