THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728823** ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00 Affiant Subscribed and sworn to before me, this 27th day of August, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 471706 DEEDWARR
09/08/2020 01:26:27 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20200908-0102042

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark C. Griffin, Trustee and Emily N. Griffin, Trustee 620 Enquirer Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-02-0-117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrea Y. Bessette, Executrix of the Estate of Eugenia Pierce Young** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark C. Griffin and Emily N. Griffin, Trustees of The Griffin Family Trust, dated November 24, 2003**Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Lot 25, A SUBDIVISION OF LOT NOS. 19, 20, AND 21, BELLE MEADE 2ND PLAN, as shown on plat of record in Book 421, Page 172, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 25 fronts 100 feet on the easterly side of Enquirer Avenue and runs back 293 feet on the northerly line and 291-1/2 feet on the southerly line to a dead line, and measures 100 feet on said dead line.

Being the same property conveyed to Eugenia Pierce Young, by Executor's Quitclaim Deed from First American Trust Company, N.A., the Executor of the Estate of Lovick Pierce, deceased, of record in Book 7392, Page 204, in the Register's Office of Davidson County, Tennessee, dated October 23, 1987 and recorded on October 30, 1987.

Eugenia Pierce Young having since died on October 19, 2019. Last Will and Testament of Eugenia Pierce Young filed in the Seventh Circuit Court of Davidson County in Probate Case No. 19P2002. Last Will and Testament of Eugenia Pierce Young specifically empowers Andrea Y. Bessette as Executrix of the Estate of Eugenia Pierce Young to convey real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

City of Belle Meade taxes for the year 2020 and thereafter, for tax parcel identification number 130-02-0-117.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF LOT NOS. 19, 20, AND 21, BELLE MEADE 2ND PLAN, as recorded in Book 421, Page(s) 172, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 620 Enquirer Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2020.

The Estate of Eugenia Pierce Young

By: _____ Executrix
Andrea Y. Bessette, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Y. Bessette with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Eugenia Pierce Young, Sr. the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of August, 2020.

_____
Notary Public

