Karen Johnson Davidson County
Batch# 498416 DEEDWARR
10/19/2020 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20201019-0121439

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020
(AFFIX SEAL)

KRISTEN M. TRAIN
Notary Public
At Large
SUMNER COUNTY, TENN.

A-TRA-20-4129

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gladys Blake	**New Owner**	
(NAME)	(NAME)	
4129 Home Haven Drive		**058-15-0-177.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARLENE H. GRIFFIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLADYS BLAKE, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 85 on the Plan of Section One, Gold Key Addition of record in Plat Book 4675, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Hunter and Arlene H. Hunter by Warranty deed from Cumberland and Builders Inc of record in Book 5513, page 837, Register's Office for Davidson County, Tennessee, dated October 05, 1979 and recorded on October 09, 1979.

Final Decree of Divorce recorded in June 14, 1995 Between Arlene Woodson Hunter VS. James Hunter

Being the same property conveyed to Arlene H. Griffin, a unmarried woman by Quitclaim deed from James Hunter and Arlene Woodson Hunter N/K/A Arlene H. Griffin both unmarried of record in Instrument No. 20020620-0074638 Register's Office for Davidson County, Tennessee, dated May 07, 2002 and recorded on June 20, 2002.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 14 and 15, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Restrictions of record in Book 4734, Page 761, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4129 Home Haven Drive, Nashville, Tennessee 37218**.

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. 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 the ____ DAY OF OCTOBER, 2020.

Arlene H. Griffin

Arlene H. Griffin

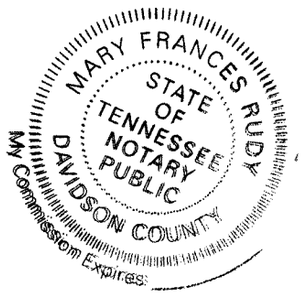
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARLENE H. GRIFFIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2020.

Mary Frances Rudy

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER