Karen Johnson Davidson County
Batch# 502906 DEEDWARR
10/29/2020 08:17:30 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20201029-0125454

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $249,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of October, 2020.

NOTARY PUBLIC

My commission expires: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Max Griffin and Sharron Griffin	New owner	53120B01100CO
(NAME)	(NAME)	
3319 Old Hickory Blvd. #11		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Siddharth Amin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Max Griffin and Sharron Griffin, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

Being Unit C1, Building C, of the Old Hickory Townhomes, as shown on Exhibit C of the Plan of Old Hickory Townhomes, of record in Instrument No. 20170526-0052731, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said Unit.

Being a portion of the property conveyed to Siddharth Amin by deed from Charles W. Pursley and Jean Pursley, Jimmy R. McClung and Tammy McClung, and Thomas S. Pulley, dated February 14, 2017 of record in Instrument Number 20170228-0019626, Register's Office for Davidson County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3319 Old Hickory Blvd. #11, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this ~~23rd~~ 22nd day of October, 2020.

Siddharth Amin

STATE OF TENNESSEE
COUNTY OF WILSON

Siddharth

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

Witness my hand and official seal, this the 22nd day of October, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY