Name and Address of New Owner:
Jordan Blanchett
4222B Old Hickory Blvd
Nashville, TN 37138

Karen Johnson Davidson County
Batch# 549429 DEEDWARR
01/07/2021 11:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20210107-0003379

Send Tax Bills To:
SAME

This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 064090H00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **G and D Investments, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jordan Blanchett, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 4222 0ld Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for 4222 Old Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037301, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to G and D Investment, LLC, a Tennessee limited liability company, by Quitclaim Deed from Griffin Contractors, LLC, a Tennessee limited liability company, recorded on November 6, 2019, of record in Instrument No. 20191106-0114535, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Griffin Contractors LLC, a Tennessee limited liability company, by Warranty Deed from Amanda Dean, Successor Trustee of The 4222 Old Hickory Trust, recorded on January 17, 2019, of record in Instrument No. 20190117-0005109, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Josh Terry, Trustee of The 4222 Old Hickory Trust, by Warranty Deed from George R. Wauford, a married man, recorded on November 9, 2018, of record in Instrument No. 20181109-0111000, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of December, 2020.

G and D Investments, LLC

By: _____
John W. Griffin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John W. Griffin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Member of G and D Investments, LLC the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of G and D Investments, LLC by himself as Member

Witness my hand and seal, at office in _____, this 30th day of December, 2020.

_____
Notary Signature

My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of December, 2020.

_____
Notary Public
My commission expires: _____
File No. 2020-2056

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 RUTHERFORD COUNTY