Karen Johnson Davidson County
Batch# 556089 DEEDWARR
01/19/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210119-0007864

Name and Address of New Owner:
Elizabeth Marie Harty and Andrew Jay Stegelmann
4222A Old Hickory Boulevard
Nashville, TN 37138

Send Tax Bills To:
Elizabeth Marie Harty and Andrew Jay Stegelmann

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

Map & Parcel No: 064090H00100CO

**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 Investment LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Marie Harty and Andrew Jay Stegelmann, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 4222 Old 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 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 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 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.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 14th day of January, 2021.

G and D Investment LLC, a Limited Liability Company

By: _____ (SEAL)
John W. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared John W. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be manager member of G and D Investment LLC, the within named bargainor, a Limited Liability Company, and that such John W. Griffin as such manager member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as manager member.

Witness my hand and seal, at office in Nashville, this 14th day of January, 2021.

_____
Notary Signature

Printed Name: JOHN A BELL JR

My commission expires: _____

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-13-2022

**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.

Emily Dudley
(Affiant)

Sworn to and subscribed before me this
14th day of January, 2021.

Carmen Coats
Notary Public
My commission expires: _____
File No. 2020-2083

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022