This Instrument Prepared By: & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21190

Karen Johnson Davidson County
Batch# 600148 DEEDWARR
03/25/2021 10:24:45 AM 2 pgs
Fees: $13.00 Taxes: $950.53

20210325-0039282

Send Tax Bills To:

New Owner

New Owner is:
Colleen R. Griffin
2826 Surrey Road
Nashville, TN 37214

MAP/PARCEL: 096-09-0-145.00

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 sufficiency of all of which is hereby acknowledged, **Alan Silchuk, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Colleen R. Griffin, unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2826 Surrey Road, Nashville, Tennessee 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee. Said Lot No. 16 fronts 80 feet on the south side of Surrey Road and runs back between lines, 150 feet on the west line, 160.08 on the east line to a dead line in the rear on which it measures 108.93 feet.

BEING the same property conveyed to Alan Silchuk by Quitclaim Deed from Eugene C. Silchuk, an unmarried man, dated 1/4/2016 and recorded 1/4/2016 in Instrument No. 20160104-0000476, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of March, 2021.

GRANTOR:

Alan Silchuk

Alan Silchuk

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Alan Silchuk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of March, 2021.

Jacqueline G Brown

NOTARY PUBLIC
My Commission Expires: 1-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $256,900.00.

Affiant

SWORN TO and subscribed before me this 22nd day of March, 2021.

Jacqueline G Brown

NOTARY PUBLIC
My Commission Expires: 1-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY