Box 14
34477-8

Karen Johnson Davidson County
Batch# 606211 DEEDWARR
04/05/2021 10:25:01 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20210405-0043739

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2021.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Goldrich Mastermind, Inc. **a California corporation**	New Owner	**Map 133-03-0 Parcel 067.00**
3205 Glencliff Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Darryl L. Griffin and Niyah E. Griffin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Goldrich Mastermind, Inc., a California corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southeastern part of Lot No. 8 on the Map of the Subdivision of Mrs. Bettie Smith's property on Antioch Pike, of record in Book 843, Page 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darryl L. Griffin and Niyah E. Griffin by Deed dated January 26, 2000 from Secretary of Housing and Urban Development, of record in Instrument No. 20000202-0010967, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 843, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3205 Glencliff Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 ~~31st~~ 30th day of **March, 2021.**

Darryl L. Griffin

Niyah E. Griffin

STATE OF TEXAS)
COUNTY OF Collin **)**

Personally appeared before me, a Notary Public of said County and State, **Darryl L. Griffin and Niyah E. Griffin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Plano (city) TX (state), this ~~31st~~ 30th day of **March, 2021.**

Notary Public

JEFF STROMINGER
Notary Public, State of Texas
Comm. Expires 11-19-2022
Notary ID 131801166

My Commission Expires: 11/19/2022