AFTER RECORDING RETURN TO:
First National Title & Escrow, LLC
1100 Acquidneck Avenue
Middletown, RI 02842
File No. 21110274

Karen Johnson Davidson County
Batch# 672013 DEEDWARR
07/07/2021 12:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210707-0091338

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 073-05-0-178.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 25th day of June, 2021, by and between **Phillip A. Griswold, a single man and Phillip D. Griswold and Martha A. Griswold AKA Martha Jeanne Griswold, a married couple**, a mailing address of 2805 Shadow Lane, Nashville, TN 37216 hereinafter referred to as Grantor(s) and **Phillip A. Griswold, a single man**, a mailing address of 2805 Shadow Lane, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO AND 00/100 ($0.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20171025-0109266, recorded on 10/25/2017 in Davidson County, Tennessee.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 25th day of June, 2021.

Phillip A. Griswold

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Phillip A. Griswold, the within named Grantor, 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 seal, at office in Nashville, this 25th day of June, 2021.

Notary Public
My Commission expires: 2/20/2023

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 22nd day of June, 2021.

Phillip D Griswold

Phillip D. Griswold

Martha Jeanne Griswold

~~**Martha A. Griswold**~~

Martha Jeanne Griswold

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Phillip D. Griswold and Martha A. Griswold, the within named Grantor, 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 seal, at office in ~~June~~ The Vpsstg, this 22 day of June, 2021.

Khamla Sphabmixay
Notary Public
My Commission expires: 07/27/2025

Khamla Sphabmixay
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires July 27, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

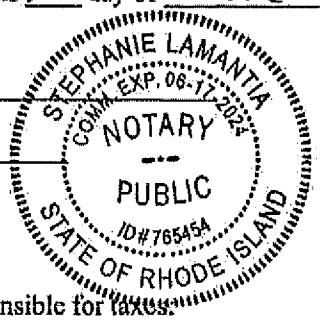
I, hereby swear or affirm that to the best of affiant\'s knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Arthur St. Andre

STATE OF RI
COUNTY OF Kent

Subscribed and sworn to before me this 29th day of June, 2021.

Notary Public
Commission Expires



Name and address for person(s) responsible for taxes:

Phillip A. Griswold
2805 Shadow Lane
Nashville, TN 37216

Name and address of property owner:

Phillip A. Griswold
2805 Shadow Lane
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Riverwood Terrace of record in Plat Book 1835, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 134, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2147, Page 315, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein.

Parcel ID Number: 073-05-0-178.00

PROPERTY COMMONLY KNOWN AS: 2805 Shadow Lane, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Cody Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/21 (date of document).

Cody Wall
Affiant Signature

7/6/21
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 6th day of July, 2021.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.