WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 680676 **DEEDWARR**
07/21/2021 11:12:12 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210721-0097739

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gladys E. Gonzalez, a single woman 414 Hill Road Nashville, TN 37220	New Owner	161-09-0-058.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles R. Griffin and wife, Sonia Smithson-Griffin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gladys E. Gonzalez, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot number 6-A on the Plan of Zone Lot Division, Lots 1,3,5 and 6, Section One, Brentwood Meadows, of record in Plat Book 5200 at Page 694 as amended in Plat Book 6250, Page 192, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sonia C. Smithson, a single person by Deed from Carl V. Hardy and Cheryl Hardy, dated 03/25/1991 and recorded 03/25/1991, of record in Book 8315, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sonia C. Smithson, Trustee U/A/D September 23, 1993 by Quitclaim Deed from Sonia C. Smithson, Individually dated 09/03/1993 and recorded 02/04/1994, of record in Book 9241, Page 920, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sonia C. Smithson by Quitclaim Deed from Sonia C. Smithson, Trustee, dated 02/18/1994 and recorded 02/25/1994, of record in Book 9259, Page 225, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-38-VRCS-21-114

Being the same property conveyed to Charles R. Griffin and wife, Sonia Smithson-Griffin, Trustees U/A/D May 6, 1997 of the Griffin Joint Revocable Living Trust Agreement and Successors in Trust by Quitclaim Deed from Sonia C. Smithson, Individually, dated 05/06/1997 and recorded 08/28/1997, of record in Book 10585, Page 695, Register's Office for Davidson County, Tennessee. FURTHER BEING a part of the same property conveyed to Charles R. Griffin and wife, Sonia Smithson-Griffin, by Quitclaim Deed from Charles R. Griffin and wife, Sonia Smithson-Griffin, Trustees U/A/D May 6, 1997 of the Griffin Joint Revocable Living Trust Agreement, of record in Instrument No. 20210614-0080096, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 414 Hill Road, Nashville, TN 37220

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, their heirs and assigns forever; and we do covenant with 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 the 8th day of July, 2021.

Charles R. Griffin by Jennifer D. Stacey, Attorney-in-Fact
Charles R. Griffin by Jennifer D. Stacey,
Attorney-in-Fact

Sonia Smithson-Griffin by Jennifer D. Stacey, Attorney-in-Fact
Sonia Smithson- Griffin by Jennifer D. Stacey,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Charles R. Griffin and Sonia C. Smithson-Griffin, the within named bargainors, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Charles R. Griffin and Sonia C. Smithson-Griffin, the bargainors, by the said Jennifer D. Stacey, as Attorney in Fact.

Witness my hand and official seal, this the 8th of July, 2021.

Lynn J. Babcock
Notary Public

My Commission Expires: 12-21-2024

(SEAL)

